

AUGUST 1960

VOLUME 6 • NUMBER 8

CONSTRUCTION REVIEW

C41,30/3
RESIDENTIAL MORTGAGE CAPITAL

PART I:

**MORTGAGE FUNDS AND
HOUSING CONSTRUCTION**

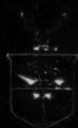
**REVISED OUTLOOK
FOR
1960 CONSTRUCTION**

DOCUMENTS

SEP 14 1960

U.S. DEPARTMENT OF COMMERCE LIBRARY

- *Expenditures*
- *Starts*
- *Materials*
- *Awards*
- *Permits*
- *Costs*
- *Employment*



U.S. DEPARTMENT OF COMMERCE

Business and Defense Services Administration

U.S. DEPARTMENT OF COMMERCE

Frederick H. Mueller, Secretary

Business and Defense Services Administration

William A. White, Sr., Administrator

Construction Industry Division

Benjamin D. Kaplan, Acting Director

Prepared under the editorial direction of

Aaron Sabghir, Senior Economist

Mildred W. Herndon, Editorial Assistant

Annual subscription—\$3.00 domestic; \$4 foreign—Available from Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C., or nearest Department of Commerce field office.

Single copy—30 cents—Available only from U. S. Department of Commerce, Sales and Distribution Section, Washington 25, D. C., or any Field Office.

CONSTRUCTION REVIEW

CONTENTS

	PAGE
CONSTRUCTION...AT A GLANCE	2
THE ECONOMY...AT A GLANCE.....	3
CONSTRUCTION COMMENTS.....	4
FEATURES:	
Residential Mortgage Capital—Part I:	
Mortgage Funds and Housing Construction	5
Revised Outlook for 1960 Construction.....	11
STATISTICAL SERIES:	
Part A—Construction Put in Place.....	13
Part B—Housing.....	18
Part C—Building Permits.....	24
Part D—Contract Awards	32
Part E—Costs and Prices.....	36
Part F—Construction Materials.....	41
Part G—Contract Construction Employment.....	47
Index to Tables.....	Inside back cover

(The above series include data for Alaska and Hawaii unless otherwise noted.)

Contents of this publication emanating from governmental sources are not copyrighted and may be reprinted freely. Mention of CONSTRUCTION REVIEW as the source will be appreciated. Data credited to private sources appear here through special arrangements and are still subject to the copyrights of the compilers.

Use of funds for printing this publication approved by the Director of the Bureau of the Budget (January 31, 1958).

CONSTRUCTION . . . At a Glance

Indicator	Current period 1 year ago	Previous period	Current period	Current reference period
Value put in place: (In millions of dollars) Total new construction	57.8	55.6	55.5	July 1960 Seasonally adjusted annual rate
Private construction	41.3	39.8	40.0	July 1960 Seasonally adjusted annual rate
Public construction	16.5	15.8	15.5	July 1960 Seasonally adjusted annual rate
Private housing starts (Thousands of units)	1,563	1,317	1,316	June 1960 Seasonally adjusted annual rate
Number of FHA applications, new private nonfarm dwelling units (In thousands)	62.7	26.9	29.1	June 1960
Contract awards: (In millions of dollars) Total public contract awards	1,101	1,077	1,117	May 1960
Highways contract awards	402	457	394	May 1960
F. W. Dodge Corp. index of contract awards (1947-49 = 100)	288	244	272	June 1960 Seasonally adjusted
Department of Commerce composite cost index (1947-49 = 100)	141	143	144	June 1960
Composite materials output index (1947-49 = 100)	150.6	132.3	135.5	April 1960 Seasonally adjusted
Wholesale price index, all construction materials (1947-49 = 100)	135.3	132.9	132.1	July 1960
Contract construction employment: Number of employees (In thousands)	3,060	3,008	3,129	July 1960
Average hourly earnings (In dollars)	3.07	3.24	3.23	June 1960
Average weekly hours	38.0	36.9	37.5	June 1960

THE ECONOMY . . . At a Glance

Indicator	Current period 1 year ago	Previous period	Current period	Current reference period
Gross national product (In billions of dollars)	487.9	501.3	505.0	Second quarter 1960 <i>Seasonally adjusted annual rate</i>
Personal saving (In billions of dollars)	24.8	23.7	25.2	Second quarter 1960 <i>Seasonally adjusted annual rate</i>
Government purchases of goods and services (In billions of dollars)	97.7	97.5	98.6	Second quarter 1960 <i>Seasonally adjusted annual rate</i>
Corporate profits after taxes (In billions of dollars)	23.5	22.7	25.0	First quarter 1960 <i>Seasonally adjusted annual rate</i>
New plant and equipment expendi- tures (In billions of dollars)	30.6	33.6	35.1	First quarter 1960 <i>Seasonally adjusted annual rate</i>
Retail sales (In billions of dollars)	18.3	18.6	18.3	July 1960 <i>Seasonally adjusted</i>
Consumer credit outstanding (In billions of dollars)	47.5	52.8	53.5	June 1960
Manufacturing inventories (In billions of dollars)	52.1	55.0	55.2	June 1960 <i>Seasonally adjusted</i>
Manufacturers' unfilled orders (In billions of dollars)	50.4	47.8	47.5	June 1960
Industrial production index (1957=100)	110	110	109	June 1960 <i>Seasonally adjusted</i>
Wholesale industrial prices index (1947-49=100)	128.4	128.2	128.2	July 1960
Nonagricultural employment (In millions)	60.8	61.7	61.8	July 1960
Unemployment (As a percent of the civilian labor force)	5.1	5.5	5.4	July 1960 <i>Seasonally adjusted</i>
Average weekly hours worked in manufacturing industries	40.2	40.0	39.8	July 1960

Construction Comments

INDUSTRIAL CONSTRUCTION

Despite a 2-percent decline in total construction in the first 7 months of 1960, as compared with the same period of 1959, a number of types of construction have expanded significantly. Among these, the most important gain has been in the private industrial category. This category, which currently accounts for 7 percent of privately owned construction, rose almost two-fifths, or \$450 million, above the levels of the first 7 months of 1959.

As measured by seasonally adjusted annual rates, private industrial construction has been running close to \$2.8 billion thus far this year. Despite the sharp rise from the cyclically low first half of 1959, construction in this category is still one-third below the peak \$3.7 billion rate recorded in the spring of 1957. Industrial outlays in recent years demonstrate that the cyclical shifts of this type of construction and of related equipment expenditures lag considerably behind the overall movement of the economy. During a general business downturn, construction projects already under way are usually continued to completion. On the other hand, during an upturn the translation of expansion plans into expenditures waits on a recovery of profits, and is further deferred until detailed engineering work is completed and the delivery of equipment assured—thus involving a considerable period of delay. These factors suggest a continued uptrend in industrial construction through 1961.

It is also possible to analyze industrial construction in 1960 by examining estimates of business plant and equipment expenditures prepared jointly by the Department of Commerce and the Securities and Exchange Commission, based on questionnaires to businessmen regarding their investment plans for 1960. For the manufacturing and mining industries in the aggregate—which may be taken to correspond roughly with the industrial category in the construction activity series—plant and equipment expenditures are expected to rise nearly one-fourth above 1959.

The detailed industry breakdown available in the plant and equipment series indicates that all the major manufacturing groups are planning increases in capital expenditures between 1959 to 1960, the rise in most of the groups amounting to 13 percent or more. Total mining is expected to rise also—by about 7 percent. The rate of increase is expected to be substantially larger in durable goods manufacturing than in the soft goods industries. The top anticipated gains are recorded for the primary iron and steel industry, up two-thirds from 1959, and the textile mill products group, up two-fifths.

Although substantial increases are expected from 1959 to 1960, this year's investment expenditures in many industries, as well as in the aggregate, will still be lower than the generally high 1956-57 levels. However, fixed investments much greater than in 1957 are anticipated for the textile and rubber industries, and moderately greater rises are foreseen for the stone-clay-glass, food, and electrical machinery groups. Plant and equipment expenditures by the steel industry are expected to approximate the 1957 level.

Capital expenditures by primary nonferrous metal producers have been particularly slow in recovery. The 13-percent increase in expenditures planned for 1960 will result in outlays of less than one-half as much as in 1957. This industry was subject to work stoppages in both 1958 and 1959.

When industrial construction reached its record level of \$3.6 billion in 1957 it represented 0.8 percent of gross national product. Despite the sharp rebound this year to an expected yearly total of \$2.7 billion and good prospects for further rises, it is not likely that within the next year or two the total will reach the \$4 billion mark which would bear the same proportion to current GNP levels.

Industrial production capacity seems to be adequate on the whole for present needs. The motor vehicle group is an example of an industry not pressed for additional capacity. Several years ago it went through an intense period of modernization and expansion, during which automotive facilities were introduced that made possible much higher productivity. Its 1956 peak of \$1,689 million for new plant and equipment has not been approached since. While in this, as in many other industries, normal replacement of plant and equipment continues, there seems to be less pressure for capital expansion in order to add to the existing capacity of industry.

However, new product development and the present emphasis on technical research does provide a direct incentive and need for new investment. In addition, as competitive conditions tighten throughout the economy, the need for more efficient production units provides further stimulus to new industrial construction. It should be further noted that, whereas in recent years the tendency has been to emphasize modernization within existing physical plant facilities, it now appears that on an overall basis, the 1960 proportionate increase in construction expenditures for new plant will be about the same as for new equipment. Finally, the increasing mobility of industry also provides a steady stimulus for new construction.

Residential Mortgage Capital

Part I: Mortgage Fund and Housing Construction

Henry B. Schechter and Milton B. Davis*

Markets for residential construction and the building materials which go into it may be influenced for better or worse by mortgage financing conditions. The residential financing conditions, in turn, are shaped largely by the relationship of the mortgage market to the general market for long-term funds in the United States, and by the policies and relative importance of the various lending institutions that have a function in the mortgage market.

This two-part article provides a brief survey of how these forces operate in the capital funds market to influence the availability of mortgage loan funds and the volume of residential construction. It has been adapted from a more comprehensive study, "Capital Funds for Housing in the United States," prepared in the Housing and Home Finance Agency for use of the Housing Committee of the United Nations Economic Commission for Europe. Part I deals with the flow of savings, the availability of funds for mortgages, and the general effects upon construction volume. Part II, to appear in a later issue of *Construction Review*, will deal with the mortgage investment practices and policies of different types of lenders and the role of the Federal National Mortgage Association.

MORTGAGES AND THE MARKET FOR LOANABLE FUNDS

With a given annual volume of long-term savings, the relative ease or tightness of the residential mortgage market is dependent not only upon the volume of new housing construction and existing home sales but also upon the competitive demands for loanable funds, particularly for long-term funds.

The chief competitor for long-term funds is corporate business, which borrows long-term funds or sells equity stock shares in order to finance its plant and equipment expansion. Thus, year-to-year fluctuations in the volume of business plant and equipment expenditures, although financed in

significant proportion from internal sources, are reflected in the amount of corporate new stock and bond issues placed on the market, which in turn exerts a major influence on the mortgage market.

Other demands for funds and the status of consumer demand for housing affect the ease and volume of mortgage financing, but in recent years when corporate financing volume has declined, mortgage volume has been high and vice versa. For example, in 1955, with corporate expenditures for new plant and equipment of about \$24 billion and net new corporate issues to raise long-term funds of \$6.9 billion,¹ there was a relative abundance of mortgage money. Outstanding nonfarm residential mortgage debt in that year expanded by \$13.3 billion to support construction of 1,310,000 private nonfarm dwelling units, which was then the second highest annual volume of private housing starts in the United States.² In contrast, in 1957, when corporate new plant and equipment expenditures rose to a peak of about \$33 billion, and net new corporate issues to \$10.5 billion,³ the supply of mortgage funds was quite tight. The net expansion of residential nonfarm mortgage debt was only \$9.3 billion, and only 993,000 new private nonfarm dwelling units were started in that year.

Another important demand which competes with mortgages for long-term funds is the net borrowing by State and local governments as they seek to meet their mounting needs for various public services, such as schools, roads, and sewer and water facilities. In 1958, the net borrowing by State and local governments amounted to \$5.7 billion.

¹Data supplied by the U. S. Department of Commerce and the Securities and Exchange Commission, published in the *Economic Report of the President*, January 1960, table D-60, p. 224.

²It became the third highest annual total on record with the start of 1,343,000 private nonfarm dwelling units in 1959. The highest total achieved was 1,352,000 in 1950. These and other figures on housing starts used in this article are the "old" series which was discontinued in May 1960. The new Census starts series is not available for any years prior to 1959.

³See footnote 1.

*Financial Economist and Program Analyst, respectively, in the Division of Economics and Program Studies, Housing and Home Finance Agency.

The net cash borrowing of the Federal Government is an important and variable element in the market for long-term funds. In some years, such as 1956, when the Federal Government's redemption of its outstanding debt securities has exceeded its new borrowing, the Federal Government has, in effect, contributed funds to the capital market. In other years, such as 1958 when Federal Government net borrowing amounted to \$8 billion, the Federal Treasury has a great demand impact upon the market which tends to make for a tighter general money situation.

Insofar as the mortgage market is concerned, the maturity of the Federal Government obligations issued also is important. Long-term obligations which are marketed to long-term investors such as insurance companies and savings banks compete with mortgages. On the other hand, except when they bear a high enough interest rate to attract savings of individuals as investments, short-term obligations which are generally bought largely by commercial banks and private nonfinancial corporations provide less competition with mortgage demand.

Demands for short-term funds do, however, have an effect upon the general money market and do exercise some influence upon the relative ease or tightness of the mortgage market. Thus, when there is an expansion of short-term consumer credit, or of commercial bank loans to business for inventories and other purposes, the commercial banks which supply such credit are apt to reduce their participation in the mortgage market.

Finally, an important element in the general money market, which also affects the mortgage market, is the policy of the officials of the Federal Reserve System. When they adopt a policy to restrict bank credit and monetary expansion in general, the Federal Reserve System sells short-term Government securities from its portfolios and thus absorbs funds from the money supply which circulates through the commercial bank system. Also, subject to the approval of the Federal Reserve Board, the Federal Reserve Banks can raise the discount rate charged on advances to commercial banks, and the Federal Reserve Board can raise the reserve requirements for member banks. All of these actions can be reversed when it is Federal Reserve policy to encourage bank credit expansion.

The ability of the mortgage borrower to compete for funds is particularly limited vis-a-vis business borrowers. A 1-percent rise in the interest rates payable for borrowed funds may not deter many businesses from borrowing for plant and equipment expansion. The additional financing costs are but a small percentage of the total production cost of the goods or services sold by a business, and during a time when expansion is warranted by the market for the end products, such additional costs probably can be either absorbed

or passed on in the price of the item being sold. On the other hand, a 1-percent rise in mortgage interest rates can increase the monthly cost of a house substantially and deter many prospective homebuyers from making purchases at the time. (The monthly payment for principal and interest on an amortized 20-year mortgage of \$15,000 increases by \$8.28, from \$94.90 to \$103.18, if the interest rate is increased from 4-1/2 to 5-1/2 percent. The minimum borrower income needed to qualify for the loan would be increased by about \$40 per month under the common underwriting requirement that income be equal to five times the regular monthly payments.)

Corporations also can compete more readily for funds at higher interest rates because interest payments are deductible from taxable income. Large corporations which are in the 52 percent income tax bracket have a greater tax advantage in borrowing than homeowners who generally are in much lower income tax brackets.

During a period of rising business activity and increasing tightness of the general money supply reflected in a rising general interest rate structure, the prevailing maximum interest rates permitted on FHA-insured and VA-guaranteed mortgages have tended to become less and less attractive to investors, and upward adjustments of their interest rates become necessary if such mortgages are to remain competitive in the market for loanable funds. However, since such upward adjustments may reduce the effective demand for housing and the number of families benefited under the programs, and since upward adjustment of the interest rate on VA-guaranteed loans generally has not been possible without new legislative authorization, the maximum mortgage interest rates under the FHA and VA programs tend to lag behind the market. As a result, the volume of housing construction under the FHA and VA programs has followed a pattern which has tended to run counter to the general business cycle in post-World War II years.

This pattern is reinforced by the mortgage credit underwriting policies of mortgage lenders. As funds become tighter, lenders become more selective as to the borrowers whom they consider qualified. They tend to require higher downpayments and to shorten the maturity terms of loans, which is particularly restrictive upon the demand supported by low-downpayment, long-term FHA-insured and VA-guaranteed loans. Since interest rates can rise on conventional loans (subject to limits set by State usury laws), the conventionally financed segment of the housing market has shown greater stability than the FHA and VA segments. However, conventional mortgage loan interest rates also tend to be "stickier" than rates in other segments of the money market organized for public offerings, and due to advance commitment procedures in mortgage lending, the effects of money

market changes are felt months later in the mortgage and housing markets. Due to all of these factors, the total number of new housing units started has tended to contract during the boom period of a business cycle, as in the latter half of 1948 or late 1956-early 1957, and to lead in an upswing after general business activity has fallen off, as in 1949 and 1958. The lead of housing activity in the upswing of the business cycle develops as an accumulation of investable funds leads to lower downpayments, longer maturities, and lower interest rates in mortgage financing.

SAVINGS FLOWS

The basic source of funds for mortgage loans is the personal savings of the people throughout the country. The volume of personal savings is related to the level of disposable personal income (that is, the income after deducting personal taxes) and tends to grow with it. While the volume of savings available for investment tends to grow with the country and its income, the volume of savings available for mortgage investment depends primarily upon the private institutional channels through which the savings flow. Savings in financial institutions have been encouraged by insurance of up to \$10,000 in individual accounts, at savings and loan associations by the Federal Savings and Loan Insurance Corporation, and at commercial and mutual savings banks by the Federal Deposit Insurance Corporation.

Savings and Loan Associations. Since 1950, by far the greatest rate of increase in savings has taken place in the share accounts of savings and loan associations. From the end of 1950 to the end of 1959, this form of savings increased 289 percent, from \$14.0 billion to \$54.5 billion (table 1). During this period, savings and loan associations overtook and surpassed the mutual savings banks as holders of savings, and they have been gaining rapidly on the commercial banks. This rapid expansion of the savings and loan associations resulted, in part, from their aggressive competitive policy. Their dividend payments on share accounts, now typically between 3-1/2 and 4 percent, have been higher than the rate of return available on savings in savings banks and commercial banks, and on life insurance company policy equities.

Mutual Savings Banks. Savings accounts at mutual savings banks increased 75 percent from 1950 to 1959, from \$20 billion to \$34.9 billion. The mutual savings banks generally tend to pursue somewhat more conservative interest policies than the savings and loan associations. Despite some increases in recent years, interest paid by savings banks (generally 3 to 3-1/2 percent) continues to lag behind dividends paid by the savings and loan

Table 1.—Institutional Savings Accounts and Life Insurance Company Total Assets, 1950-59
(Billions of dollars)

As of December 31	Savings accounts in—			Total as- sets of life insur- ance com- panies
	Savings and loan asso- ciations ^a	Mutual savings banks	Commer- cial banks ^b	
1950.....	14.0	20.0	35.2	64.0
1951.....	16.1	20.9	36.6	68.3
1952.....	19.2	22.6	39.3	73.4
1953.....	22.8	24.3	42.0	78.5
1954.....	27.3	26.3	44.7	84.5
1955.....	32.1	28.1	46.3	90.4
1956.....	37.1	30.0	48.5	96.0
1957.....	41.9	31.7	53.8	101.3
1958.....	48.0	34.0	60.0	107.6
1959.....	54.5	^c 34.9	62.7	113.6

^a Savings in share accounts. ^b Time deposits of individuals, partnerships and corporations. ^c Not strictly comparable with earlier years because of consolidation of a large mutual savings bank with a commercial bank.

Sources: Federal Deposit Insurance Corporation, Federal Home Loan Bank Board, and Institute of Life Insurance.

associations. The maximum interest rates payable on savings accounts by mutual savings banks are regulated by State banking authorities.

Commercial Banks. From 1950 to 1959, savings accounts in commercial banks increased somewhat more rapidly than those in mutual savings banks (78 percent compared with 75 percent). However, the dollar amount of the increase was much greater for commercial banks (\$27.5 billion) than for mutual savings banks (\$14.9 billion). This reflects the fact that there are 13,474 commercial banks spread throughout the country, whereas there are only 517 mutual savings banks, concentrated largely in the northeastern section of the country.

Commercial banks generally are limited by their regulatory authority in the interest rate which they may pay on savings deposits. Most commercial bank savings deposits are in banks that are members of the Federal Reserve System. Such member banks had been limited since 1935 by the Federal Reserve Board to a 2-1/2 percent interest rate on savings deposits until the beginning of 1958. An increase in the limitation to 3 percent at that time resulted in a substantial increase in the net inflow of savings to commercial banks. Since then, however, the competitive media for savings, primarily the savings and loan associations and some of the mutual savings banks, have increased their dividend rates so that the commercial bank interest rates have lagged behind in many areas.

Life Insurance Companies. Life insurance premiums are paid by an insured policy holder pursuant to contractual obligation primarily in order

to retain the protection offered by the life insurance policy. Consequently, the rate of dividend on equities in life insurance policies has far less influence on the amount of savings inflow to the life insurance company through premium payments than does the interest rate or dividend on savings paid by the other types of institutions discussed above. The life insurance companies strive to obtain the highest yield on their invested funds, however, and to pay the policy holders as high a dividend as possible in order to fulfill their obligations as trustees for policy holders and their beneficiaries. Between 1950 and 1959, the total assets of life insurance companies increased 78 percent, from \$64.0 billion to \$113.6 billion. The assets of the larger life insurance companies largely represent a form of savings of people throughout the country, and these large companies also generally are nationwide mortgage lenders.

Individuals and Other Mortgage Lenders. The total amount of savings available for investment by individuals is reflected in the total volume of personal savings, which has ranged between \$17.5 billion and \$23.5 billion in the 5 years 1955 through 1959. Some of these funds are invested directly in tangible assets, such as personally owned business property. Most of the personal savings, however, represent funds which flow into the institutional savings accounts, and the individuals themselves invest only a minor percentage in securities. Individuals investing directly in mortgages generally desire a high rate of return, and, consequently, they are apt to invest largely in high-yield mortgages (frequently second mortgages).

The savings flowing into pension trust funds are contributed by employers as a contractual supplement to wages or are regularly deducted from the earnings of employees, or represent a combination of payments from both sources for retirement purposes. Pension funds endeavor to obtain a high yield from the investment of their funds so that the amounts available for pension and other payouts will be maximized. This concern with high yields on the investments, which may arise from capital gains as well as interest income, has directed a great deal of pension fund resources into common stock and industrial bonds in recent years.

Mortgage companies originate and sell mortgages, but generally are not mortgage investors and do not act as depositories of savings that can be invested in mortgages.

Variation in Aggregate Savings Inflows. Personal savings from disposable personal income, as measured in the national income accounts, are the residual after consumer expenditures have been deducted from disposable income. Therefore, this measure of personal saving differs from the inflow of personal savings into lending institutions. Nevertheless, it is a significant indicator of fluctuations in annual savings.

During World War II, including the year 1945, savings were very high because the shortage of consumer goods on the market and rationing controls led to curtailed expenditures. Some of these influences carried over into 1946. In 1947, more goods began to appear on the market, and consumer expenditures were abnormally high and savings very low, as pent-up demands began to be fulfilled. In 1948, the savings-to-disposable-personal-income ratio began to approach a more normal level—5.8 percent; in 1949, the effects of the recession reduced it to 4.5 percent; and from 1950 to 1959, it ranged between 6.1 percent and 7.9 percent. The ratio has shown a tendency to decline during recession years, such as 1949, 1954, and 1957 (table 2).

During recession-affected years, when savings have tended to decline, plant and equipment expenditures by business have generally declined more sharply and business inventories have often been reduced. Consequently, the demand for investment funds represented by corporate stock and bond flotations and by business loans obtained from commercial banks has tended to decline during recession periods. During such periods, the Federal Reserve System authorities have also acted to make bank credit more readily available and permit greater expansion of the general money supply. The consequent increased availability of loanable funds after some months of reduced general busi-

Table 2.—Disposable Personal Income, Personal Saving, and Net Increase in Nonfarm Residential Mortgage Debt Annually, 1945-59
(Billions of dollars)

Year	Disposable personal income	Personal Saving		Net increase in nonfarm residential mortgage debt
		Amount	As a percent of disposable personal income	
1945....	150.4	28.7	19.1	0.9
1946....	160.6	13.5	8.4	4.8
1947....	170.1	4.7	2.8	5.7
1948....	189.3	11.0	5.8	5.8
1949....	189.7	8.5	4.5	5.3
1950....	207.7	12.6	6.1	8.7
1951....	227.5	17.7	7.8	7.8
1952....	238.7	18.9	7.9	7.5
1953....	252.5	19.8	7.8	8.2
1954....	256.9	18.9	7.4	10.2
1955....	274.4	17.5	6.4	13.3
1956....	292.9	23.0	7.9	11.5
1957....	307.9	23.1	7.5	9.3
1958....	316.5	23.5	7.4	11.6
1959....	334.6	23.1	6.9	15.0

Sources: U.S. Department of Commerce, Federal Home Loan Bank Board, Federal Housing Administration and Veterans Administration.

ness activity has made for an easy mortgage market, and builders generally could obtain a large volume of advance commitments from private-investor mortgage lenders. These commitments, often running for about a year, assure the builder that the lender will make a long-term mortgage loan to finance the sale of a house to a qualified buyer upon completion of the house.

The issuance of large volumes of such commitments by lenders during the early parts of 1950, 1954, and 1958 were a consequence of an accumulation of investment funds during the recessions of 1949, 1953-54, and 1957, and were reflected in the high levels of housing construction of 1950, 1955, and 1959. Thus, in a sequence which may run over a 2- or 3-year period, investment funds are first accumulated by lenders during a business recession (they may be invested in short-term securities temporarily), the funds form the basis for the issuance of advance mortgage loan commitments, and, finally, a large volume of housing construction takes place.

It has been the post-World War II experience that as the large volume of homebuilding proceeds, the entire economy is stimulated to a greater activity and business expansion is encouraged. Subsequently, although the savings-to-disposable-income ratio and the absolute amount of savings rise during periods of business expansion, as in 1956, the demands by business and consumers for loanable funds become so great that a tightness in the general money market begins to set in and monetary policies to discourage inflationary credit expansion may be adopted. These developments are reflected in the mortgage market through restricted amounts and terms of mortgage financing which tend to dampen housing demand.

Geographic Availability of Mortgage Funds. FHA-insured and VA-guaranteed mortgage loans, with their uniform provisions of Government insurance or guarantee, are acceptable mortgage securities for purchase by portfolio investors. Therefore, the large sources of capital funds represented by insurance companies and savings banks in the northeastern part of the country have generally been able to provide funds for FHA-insured and VA-guaranteed loans in the larger localities in other parts of the country where mortgage correspondents are available to originate and service the loans for the investors. However, many rural and small communities which lack adequate institutions, such as mortgage companies, to originate and service loans have suffered from a shortage of mortgage funds for FHA-insured and VA-guaranteed loans.

A number of steps have been taken to deal with this problem. In 1950, the Congress authorized a moderate program of Veterans Administration direct Government loans in areas where veterans could not obtain VA-guaranteed loans from private

sources. In 1954, the Congress enacted the voluntary home mortgage credit program (VHMCP), which authorized a joint Government-private-enterprise mechanism to funnel private funds for FHA-insured and VA-guaranteed loans into small communities with inadequate local sources of funds for such loans. The program has also been helpful in channeling funds into the financing of housing for minority group members in any area where funds are not available to such groups on as favorable terms as to other borrowers. It has also begun to develop private investment interest in insured mortgage loans for urban renewal housing and housing for families displaced by public improvement programs (under sections 220 and 221 of the National Housing Act). Such mortgages are eligible for sale to the Federal National Mortgage Association under its special assistance function if private investors do not wish to retain them.

The VHMCP is directed by a national committee consisting of representatives of various segments of the mortgage lending, homebuilding, and building material supply industries, with the Housing and Home Finance Administrator as chairman. There are also regional committees consisting of representatives of these same industry groups. The Government provides the national committee and each of the regional committees with office space and with an executive secretary and the necessary secretarial and clerical help.

No home mortgage loans are made by the Government under this program. A person from an area designated as eligible by the national committee, or a member of a minority group who wishes to obtain an FHA-insured or VA-guaranteed mortgage loan, applies to a VHMCP regional committee for assistance. The VHMCP regional committee circulates the application among lenders who are on its roster of participants in the program. If a participating lender finds that the applicant and the property meet his qualifications, he may offer a loan to the applicant who, in turn, can accept the loan if the terms are to his satisfaction. Thus, the program acts as a clearing house to bring together willing borrowers and lenders on a voluntary basis.

During periods when the maximum interest rate permitted on VA-guaranteed loans has been competitive in the market, the VHMCP has been successful in obtaining private funds for VA-guaranteed mortgage loans in areas where Government VA direct loan funds otherwise might have been used to finance the purchase of homes by veterans. The VHMCP has also been helpful in obtaining mortgage financing for housing for minority groups in large cities as well as in small communities.

Private lenders in small communities at some distance from large cities have been faced with another difficulty in providing FHA-insured mortgage financing. Since it is expensive and time-

consuming to send an FHA appraiser to a small community in connection with one or a few home loans, appraisers were sent to such areas when they could take care of a number of cases, and this often involved considerable delay before the mortgage insurance application could be processed. In order to overcome this difficulty, the FHA in 1957 instituted the certified agency program, under which it designates mortgagees who are already approved as lenders (to make FHA-insured loans) to originate and service FHA-insured mortgage loans as certified agents. It also designates certain local appraisers as eligible fee appraisers to make ap-

praisals to be used in the credit underwriting of loans in that area. The lender who is a certified agent may then perform the necessary credit underwriting for FHA in accordance with FHA regulations and insure an eligible loan on behalf of the FHA. This program has proven successful in a number of rural and small community areas where it has been operating on an experimental basis. The introduction of FHA-insured mortgage financing with its liberal terms in areas where it was not previously available has facilitated the transfer of existing homes and has tended to broaden the housing markets in those areas.

Revised Outlook for 1960 Construction*

New construction expenditures in 1960 should total \$55.8 billion—about the same as the record achieved in 1959. The expected 1960 total would be about 10 percent above the rate of activity in 1958 (see table.)

Although most categories of construction should substantially increase, the total value of work-put-in-place will reflect a \$2 billion reduction in new housing, public and private. A moderate increase in construction costs is anticipated, implying a small decline in the physical volume of work-put-in-place. Despite a weakness in the private housing sector, outlays for private construction in 1960 should total \$39.8 billion, maintaining the 1959 level, which was 14 percent above 1958. However, public construction expenditures rose only 4 percent in 1959, and should not show a significant change between 1959 and 1960.

HOUSING

An estimated 1,360,000 housing units, private and public, will be started in 1960, compared to 1,553,100 units started last year. Included in the 1960 figure are about 35,000 publicly owned units, slightly below the comparable 1959 figure. It is assumed that the rate of new housing construction on farms will not change. The estimate for privately owned starts is 1,325,000 units—assuming that the balance of 1960 will show a gradual rise over the seasonally adjusted annual rates for the first 5 months of the year, which averaged 1,298,000 units. A more plentiful volume of mortgage money is foreseen at this time, compared to 9 months ago, and further improvement in the rate of private housing construction beyond 1960 is anticipated.

The decline in private housing starts in the first half of 1960 probably resulted from conditions generated by the sharp upturn of the economy in the spring of 1959. The substantial upswing for other types of construction as well as for other capital requirements competed strongly with private housing construction (then at a peak) for long-term funds. This competition has had a prolonged effect on the 1960 commitments of lending institutions to builders and is still influencing the level of starts. Although the overall supply of investment funds is steadily increasing, the demand for money to finance the 1960 upturn in business plant and equipment expenditures and for inventory accumulation, thus far this year, has apparently offered investors more attractive outlets than housing. Lower FHA down payment requirements will favor starts in the second half of the year, but the level of interest rates should continue to favor conventionally financed housing.

Expenditures in 1960 for private new dwelling

units (nonfarm) will probably decline by 10 percent from 1959, although the expected drop in new housing starts is 13 percent. This difference is accounted for mostly by higher average values per unit because of higher costs, as well as the trend towards more spacious and improved quality homes. The present selective housing market reflects rising personal incomes, larger families, and increasing demand for such features as built-in air conditioning systems. Thus, the existing supply of money provides the financing for somewhat fewer homes having higher average values.

PRIVATE OTHER THAN RESIDENTIAL

Private nonresidential building construction in 1960 should reach the \$10 billion level for the first time. Gains in the industrial, social, and recreational groups lead, rising almost 30 percent. Industrial construction, tremendously influenced by the current emphasis on research and development, recovered from the 1959 depressed level of \$2.1 billion to about \$2.7 billion. However, the category is still almost \$1 billion short of the 1957 peak. In contrast, the anticipated \$700 million expenditures for new social and recreational buildings would be an alltime high for a year.

Commercial construction in 1960 should exceed \$4 billion—well over the 1959 peak. The current office-building boom is reflected in the 7-percent rise forecast for the office building and warehouse category, reversing the small decline of 1959. Shopping area construction, though still quite strong, will probably fall below the 25-percent gain of last year. A 6-percent increase is expected for 1960, bringing the volume of work-put-in-place for this category to a new high mark of \$2.1 billion.

Public utility construction in 1960 will show mixed movements—railroad, telephone, and gas utilities will be up substantially and electric power and oil pipeline construction down. A modest overall increase is expected, bringing the total to within 1 percent of the \$5.4 billion high reached in 1957. Because outlays by utilities usually reflect long-range planning for the increase of capacity as well as for modernization, the long-term outlook is upwards, although yearly gains may be interrupted by the completion of cyclical 3- and 4-year programs.

PUBLIC CONSTRUCTION

Areas of public construction influenced by Federal Government funds are chiefly responsible for the nominal decline from \$16.3 billion in 1959 to \$16.0 billion in 1960. An almost 50-percent drop in Capehart (military) housing starts, combined with an unusually low level for New York City's public housing program, has kept public residential activity down thus far in 1960. A one-seventh decline from the near \$1 billion work-put-in-place record for 1959 is indicated for 1960. An expected

*Prepared by the Construction Industry Division, Business and Defense Services Administration, Department of Commerce.

sharp rebound of starts during the next 6 months should bring the total almost to the 1959 level. However, the impact on construction activity will not be fully felt until 1961.

Both military and highway construction are expected to show yearly declines in 1960, although a pronounced upturn in highway construction anticipated for the second half of the year should narrow the wide gap between 1959 and 1960 activity.

Other types of public construction show mixed movements. Educational construction should equal 1959. Public service, conservation, and develop-

ment and industrial enterprises will increase substantially. Sewer construction expenditures, which should approximate the 1959 level, are influenced by the fixed Federal-aid program for treatment plants and interceptors. Local areas are apparently scheduling their own outlays according to available Federal funds. In contrast, water works construction will likely reach \$600 million for the first time. Hospital construction was expected to receive increased funds under the Hill-Burton program, but it seems to be developing more slowly this year than anticipated. However, maintenance of the 1959 high level of spending is assured.

New Construction Put in Place in the United States 1959, and Outlook for 1960

Type of construction	Value (in millions)		Percent change	
	1959 ¹	1960 ²	1958-59 ³	1959-60
TOTAL NEW CONSTRUCTION	\$56,105	\$55,825	+10	(⁴)
PRIVATE CONSTRUCTION	39,848	39,825	+14	(⁴)
Residential buildings (nonfarm).....	24,469	22,925	+24	-6
New dwelling units.....	19,233	17,400	+26	-10
Additions and alterations.....	4,468	4,600	+15	+3
Nonhousekeeping.....	768	925	+20	+20
Nonresidential buildings (nonfarm).....	8,859	10,075	+2	+14
Industrial.....	2,106	2,700	-12	+28
Commercial.....	3,930	4,200	+9	+7
Office buildings and warehouses.....	1,954	2,100	-3	+7
Stores, restaurants, and garages.....	1,976	2,100	+25	+6
Other nonresidential buildings.....	2,823	3,175	+4	+12
Religious.....	947	1,025	+9	+8
Educational.....	525	575	-9	+10
Hospital and institutional.....	570	575	-5	+1
Social and recreational.....	550	700	+29	+27
Miscellaneous.....	231	300	-5	+30
Farm construction.....	1,261	1,150	+12	-9
Public utilities.....	5,052	5,375	-1	+6
Railroad.....	251	300	-9	+20
Telephone and telegraph.....	952	1,125	+5	+18
Electric light and power.....	2,072	1,925	-8	-7
Gas.....	1,657	1,925	+10	+16
Other public utilities.....	120	100	-31	-17
All other private.....	207	300	+9	+45
PUBLIC CONSTRUCTION	16,257	16,000	+4	-2
Residential buildings.....	962	825	+13	-14
Nonresidential buildings.....	4,514	4,550	-4	+1
Industrial.....	368	400	-12	+9
Educational.....	2,656	2,650	-8	(⁴)
Hospital and institutional.....	428	400	+9	-7
Administrative and service.....	568	575	+6	+1
Other nonresidential buildings.....	494	525	+10	+6
Military facilities.....	1,488	1,225	+1	-18
Highways.....	5,916	5,800	+5	-2
Sewer and water systems.....	1,467	1,525	+5	+4
Sewer.....	906	900	+8	-1
Water.....	561	625	+1	+11
Public service enterprises.....	551	650	+22	+18
Conservation and development.....	1,130	1,200	+10	+6
All other public.....	229	225	+48	-2

¹ The work-put-in-place statistics for 1959 are revised estimates shown in a recent release of the Bureau of the Census. The revisions show the effect of the new housing starts series on private residential and farm activity estimates. The 1959 data for all types of construction now include Alaska and Hawaii. Other routine revisions normally introduced at this time of the year are also incorporated in these figures. ² Estimates prepared by BDSA. ³ Because existing 1958 official statistics are no longer comparable with 1959 statistics (footnote 1) percent changes shown are based on BDSA estimates which relate 1958 and 1959 data on a comparable basis. ⁴ Change of less than one-half of 1 percent.

STATISTICAL SERIES

Part A—Construction Put in Place

NOTE: The monthly estimates in Part A are determined primarily by past contract award movements, standard progress patterns, and assumed normal seasonal movements. They do not reflect the effects of varying numbers of working days in different months, nor of special conditions influencing the volume of activity in any given month, such as unusual weather, materials shortages, overtime, work stoppages, and delays.

Table A-1.—New Construction Put in Place in the United States: Current Value and Relative Changes, by Type of Construction

Type of construction	Value (in millions of dollars)							Percent change		
	1960			1959	First 7 months		Seasonally adjusted annual rate July 1960	First 7 months 1959-60	July 1960 from—	
	May	June	July	July	1959	1960			July 1959	June 1960
TOTAL NEW CONSTRUCTION	4,693	5,037	5,182	5,408	31,201	30,425	55,524	- 2	- 4	+ 3
PRIVATE CONSTRUCTION	3,310	3,535	3,660	3,792	21,941	22,030	40,008	(1)	- 3	+ 4
Residential buildings (nonfarm)	1,920	2,076	2,151	2,372	13,493	12,587	23,028	- 7	- 9	+ 4
New dwelling units	1,387	1,523	1,612	1,842	10,576	9,487	17,556	- 10	- 12	+ 6
Additions and alterations	460	476	459	462	2,494	2,599	4,512	+ 4	- 1	- 4
Nonhousekeeping	73	77	80	68	423	501	960	+ 18	+ 18	+ 4
Nonresidential buildings	784	833	860	815	4,843	5,541	9,828	+ 14	+ 6	+ 3
Industrial	222	224	231	177	1,142	1,591	2,868	+ 39	+ 31	+ 3
Commercial	321	348	354	382	2,163	2,244	3,876	+ 4	- 7	+ 2
Office buildings and warehouses ..	162	169	177	171	1,107	1,150	2,076	+ 4	+ 4	+ 5
Stores, restaurants, and garages ..	159	179	177	211	1,056	1,094	1,800	+ 4	- 16	- 1
Other nonresidential buildings	241	261	275	256	1,538	1,706	3,084	+ 11	+ 7	+ 5
Religious	79	84	89	86	516	563	1,020	+ 9	+ 3	+ 6
Educational	44	46	49	43	302	315	576	+ 4	+ 14	+ 7
Hospital and institutional	46	46	46	49	324	328	540	+ 1	- 6	0
Social and recreational	54	62	66	55	287	366	636	+ 28	+ 20	+ 6
Miscellaneous	18	23	25	23	109	134	948	+ 23	+ 9	+ 9
Farm construction	121	137	150	123	688	815	1,596	+ 18	+ 22	+ 9
Public utilities	462	464	472	463	2,813	2,933	5,280	+ 4	+ 2	+ 2
Telephone and telegraph	100	91	89	84	524	599	.....	+ 14	+ 6	- 2
Other public utilities	362	373	383	379	2,289	2,334	.....	+ 2	+ 1	+ 3
All other private	23	25	27	19	104	154	276	+ 48	+ 42	+ 8
PUBLIC CONSTRUCTION	1,383	1,502	1,522	1,616	9,260	8,395	15,516	- 9	- 6	+ 1
Residential buildings	64	61	61	80	647	418	756	- 35	- 24	0
Nonresidential buildings	394	420	436	414	2,685	2,598	4,812	- 3	+ 5	+ 4
Industrial	33	35	33	29	208	227	384	+ 9	+ 14	- 6
Educational	234	250	265	247	1,593	1,552	2,916	- 3	+ 7	+ 6
Hospital and institutional	35	36	36	39	254	230	408	- 9	- 8	0
Administrative and service	51	55	56	52	341	315	515	- 8	+ 8	+ 2
Other nonresidential buildings	41	44	46	47	289	274	1,104	- 5	- 2	+ 5
Military facilities	103	101	81	127	876	615	924	- 30	- 36	- 20
Highways	515	586	616	665	3,155	2,791	5,580	- 12	- 7	+ 5
Sewer and water systems	128	130	133	137	819	852	1,440	+ 4	- 3	+ 2
Sewer	77	79	81	85	505	521	876	+ 3	- 5	+ 3
Water	51	51	52	52	314	331	564	+ 5	0	+ 2
Public service enterprises	53	59	66	62	289	328	636	+ 13	+ 6	+ 12
Conservation and development	107	126	110	110	650	674	1,164	+ 4	0	- 13
All other public	19	19	19	21	139	119	204	- 14	- 10	0

Source: Department of Commerce, Bureau of the Census. ¹ Revised. Revised data reflect the effect of the new housing starts series, as shown in Part B-Housing, on private residential and farm activity estimates; the inclusion of data on activity in Alaska and Hawaii; and other routine revisions normally introduced at this time of year.

NOTICE: Monthly data from January-December 1959 and from January-April 1960 on the same basis as those in the above table will appear in the next issue of CONSTRUCTION REVIEW.

Table A-2: New Construction Put in Place in the United States: Seasonally Adjusted Annual Rates in Current and Constant* Dollars
(Millions of dollars)

Period	New construction put in place**						Private construction			
	Total		Private		Public		Residential buildings (nonfarm)		Nonresidential buildings	
	Current	Constant	Current	Constant	Current	Constant	Current	Constant	Current	Constant
Year: 1959.....	56,105	39,838	39,848	27,781	16,257	12,057	24,469	17,753	8,859	5,974
1959: January.....	55,525	40,008	37,918	26,904	17,607	13,104	23,233	17,208	8,289	5,688
February.....	54,855	39,288	37,738	26,676	17,117	12,612	23,009	16,968	8,346	5,736
March.....	55,862	40,140	38,351	27,120	17,511	13,020	23,606	17,412	8,317	5,664
April.....	56,719	40,572	39,351	27,696	17,368	12,876	24,507	17,976	8,404	5,712
May.....	57,352	40,872	40,191	28,176	17,161	12,696	24,996	18,252	8,739	5,904
June.....	57,910	41,076	40,778	28,440	17,132	12,636	25,204	18,276	9,007	6,108
July.....	57,753	40,872	41,263	28,704	16,490	12,168	25,415	18,396	9,239	6,228
August.....	57,327	40,392	41,361	28,692	15,966	11,700	25,290	18,264	9,405	6,325
September.....	55,645	39,264	40,474	28,164	15,171	11,100	24,983	18,048	8,928	6,024
October.....	54,273	38,544	39,804	27,624	14,919	10,920	24,507	17,700	8,868	5,952
November.....	54,266	38,136	39,622	27,492	14,644	10,644	24,016	17,316	9,036	6,096
December.....	55,367	38,892	40,058	27,684	15,309	11,208	23,901	17,220	9,372	6,252
1960: January.....	54,696	38,376	39,864	27,564	14,832	10,812	23,244	16,728	9,720	6,528
February.....	54,900	38,388	39,720	27,240	15,180	11,148	22,536	16,104	10,224	6,816
March.....	54,444	38,100	39,288	27,012	15,156	11,088	22,392	16,056	10,032	6,708
April.....	54,432	37,908	38,988	26,700	15,444	11,208	22,128	15,840	9,948	6,624
May.....	55,812	39,086	39,468	27,012	16,344	12,084	22,608	16,128	9,828	6,576
June.....	55,596	38,688	39,816	27,192	15,780	11,496	22,968	16,356	9,744	6,492
July.....	55,524	38,616	40,008	27,252	15,516	11,364	23,028	16,380	9,828	6,516
Percent change										
July 1959-60.....	- 4	- 6	- 3	- 5	- 6	- 7	- 9	- 11	+ 6	+ 5
First 7 mos. 1959-60	- 3	- 5	+ 1	- 2	- 10	- 11	- 7	- 9	+ 15	+ 13
Private construction-Con.										
Period	Nonresidential buildings-Con.						Farm construction		Public utility buildings	
	Industrial		Office buildings and warehouses		Stores, restaurants, garages		Other non-residential			
	Current	Constant	Current	Constant	Current	Constant	Current	Constant	Current	Constant
Year: 1959.....	2,106	1,457	1,954	1,330	1,976	1,306	2,823	1,881	1,261	954
1959: January.....	1,886	1,320	1,949	1,344	1,695	1,152	2,759	1,872	1,201	936
February.....	1,887	1,308	1,964	1,356	1,734	1,176	2,761	1,896	1,151	888
March.....	1,881	1,308	1,935	1,332	1,745	1,176	2,756	1,848	1,163	900
April.....	1,901	1,320	1,929	1,320	1,836	1,248	2,738	1,824	1,191	900
May.....	1,986	1,380	1,961	1,344	2,025	1,344	2,767	1,836	1,245	948
June.....	2,093	1,452	1,972	1,344	2,123	1,416	2,819	1,896	1,267	936
July.....	2,196	1,512	2,004	1,356	2,155	1,440	2,884	1,920	1,282	972
August.....	2,289	1,572	2,019	1,368	2,129	1,404	2,968	1,980	1,314	984
September.....	2,184	1,512	1,932	1,308	2,016	1,332	2,796	1,872	1,307	996
October.....	2,208	1,524	1,896	1,284	1,980	1,308	2,784	1,836	1,329	996
November.....	2,316	1,596	1,896	1,284	1,992	1,320	2,832	1,896	1,326	996
December.....	2,448	1,680	1,968	1,320	2,052	1,356	2,904	1,896	1,325	996
1960: January.....	2,556	1,764	2,040	1,368	2,100	1,380	3,024	2,016	1,344	996
February.....	2,748	1,896	2,064	1,380	2,292	1,500	3,120	2,040	1,368	1,020
March.....	2,772	1,920	2,028	1,356	2,088	1,368	3,144	2,064	1,356	1,008
April.....	2,772	1,908	2,004	1,332	2,052	1,344	3,120	2,040	1,392	1,032
May.....	2,760	1,908	1,992	1,332	1,968	1,284	3,108	2,052	1,452	1,092
June.....	2,784	1,896	2,016	1,344	1,872	1,224	3,072	2,028	1,560	1,152
July.....	2,868	1,968	2,076	1,368	1,800	1,176	3,084	2,004	1,596	1,176
Percent change										
July 1959-60.....	+31	+30	+4	+1	-16	-18	+7	+4	+24	+21
First 7 mos. 1959-60..	+39	+38	+4	+1	+6	+4	+11	+9	+18	+15

See footnotes at end of table.

Table A-2.—New Construction Put in Place in the United States: Seasonally Adjusted Annual Rates in Current and Constant* Dollars—Con.

(Millions of dollars)

Period	Public construction											
	Residential buildings		Nonresidential buildings									
			Total		Industrial		Educational		Hospitals and institutional		Other nonresidential	
	Current	Constant	Current	Constant	Current	Constant	Current	Constant	Current	Constant	Current	Constant
Year: 1959.....	962	703	4,514	3,035	368	256	2,656	1,780	428	287	1,062	712
1959: January.....	1,126	840	4,833	3,288	365	252	2,866	1,944	435	300	1,167	792
February.....	1,199	888	4,841	3,288	378	252	2,832	1,932	431	300	1,200	804
March.....	1,196	876	4,790	3,252	377	264	2,823	1,908	442	300	1,148	780
April.....	1,147	840	4,755	3,216	365	252	2,789	1,884	458	312	1,143	768
May.....	1,122	816	4,686	3,144	364	264	2,765	1,848	462	312	1,095	720
June.....	1,048	756	4,643	3,120	358	252	2,744	1,836	450	300	1,091	732
July.....	992	720	4,581	3,084	341	240	2,722	1,824	443	300	1,075	720
August.....	845	612	4,522	3,012	340	240	2,685	1,788	442	288	1,055	696
September.....	780	576	4,236	2,820	360	252	2,484	1,644	408	276	984	648
October.....	720	516	4,164	2,760	396	264	2,436	1,608	396	264	936	624
November.....	684	492	4,020	2,628	396	264	2,340	1,536	372	240	912	588
December.....	708	504	4,248	2,808	396	276	2,448	1,608	396	252	1,008	672
1960: January.....	696	504	4,308	2,832	444	300	2,508	1,656	408	264	948	612
February.....	684	492	4,500	2,976	396	276	2,628	1,728	432	288	1,044	684
March.....	684	504	4,308	2,868	372	264	2,580	1,704	372	240	984	660
April.....	720	516	4,560	2,988	408	276	2,688	1,764	384	252	1,080	696
May.....	768	552	4,692	3,084	384	264	2,832	1,848	408	276	1,068	696
June.....	732	516	4,716	3,084	396	264	2,808	1,824	420	276	1,092	720
July.....	756	528	4,812	3,192	384	276	2,916	1,908	408	276	1,104	732
Percent change												
July 1959-60.....	-24	-27	+5	+4	+13	+15	+7	+5	-8	-8	+3	+2
First 7 mos. 1959-60..	-36	-37	-4	-6	+9	+8	-3	-6	-9	-12	-8	-10

Period	Public construction—Con.											
	Military facilities		Highways		Sewer systems		Water systems		Public service enterprises		Conservation and development	
	Current	Constant	Current	Constant	Current	Constant	Current	Constant	Current	Constant	Current	Constant
Year: 1959.....	1,488	1,082	5,916	5,253	906	536	561	333	551	308	1,130	670
1959: January.....	1,542	1,116	6,816	5,868	898	552	544	324	468	276	1,125	684
February.....	1,539	1,104	6,252	5,364	896	540	545	336	490	276	1,088	660
March.....	1,653	1,200	6,564	5,700	893	540	540	324	480	276	1,148	696
April.....	1,761	1,284	6,348	5,544	892	540	541	324	506	288	1,170	696
May.....	1,770	1,284	6,144	5,424	895	528	542	324	556	312	1,201	720
June.....	1,669	1,200	6,156	5,424	909	540	550	336	579	324	1,335	792
July.....	1,407	1,008	6,036	5,328	921	540	563	336	596	336	1,164	684
August.....	1,422	1,020	5,772	5,076	925	540	578	336	596	336	1,084	636
September.....	1,289	924	5,532	4,860	924	540	588	336	564	312	1,048	612
October.....	1,212	864	5,580	4,896	888	516	564	336	552	312	1,044	600
November.....	1,327	948	5,328	4,668	900	516	576	336	564	324	1,039	612
December.....	1,433	1,032	5,520	4,884	924	540	600	348	576	324	1,105	648
1960: January.....	1,272	936	5,004	4,464	948	564	588	336	564	324	1,224	720
February.....	996	732	5,448	4,896	948	552	588	336	624	348	1,140	672
March.....	1,512	1,020	5,112	4,632	948	552	588	348	588	336	1,224	708
April.....	1,236	864	5,304	4,776	960	552	576	336	600	336	1,284	732
May.....	1,200	852	6,168	5,568	936	552	576	324	600	336	1,200	696
June.....	1,032	732	5,640	5,088	912	516	564	324	624	348	1,344	768
July.....	924	648	5,580	5,016	876	504	564	324	636	360	1,164	672
Percent change												
July 1959-60.....	-34	-36	-8	-6	-5	-7	(1)	-4	+7	+7	0	-2
First 7 mos. 1959-60..	-28	-29	-14	-11	+4	(1)	+6	+1	+15	+14	+4	+1

Source: Department of Commerce, Bureau of the Census. * 1947-49 dollars. ** Includes values for the "all other" categories, not shown separately on this table. See table A-1. ¹ Change of less than one-half of 1 percent.

Table A-3.—New Public Construction Put in Place in the United States: Value, by Source and Type of Funds, and by Ownership
(Millions of dollars)

Period	Total ¹	Source of funds				Ownership		Federally owned	
		Federal			State and local	Federal	State and local	Residential buildings	Military facilities
		Total	Direct	Grants-in-aid					
Year: 1959.....	16,261	6,636	3,846	2,790	9,625	3,846	12,415	488	1,488
1959: January.....	1,099	441	280	161	658	280	819	50	105
February.....	1,001	392	260	132	609	260	741	53	93
March.....	1,139	456	290	166	683	290	849	53	107
April.....	1,312	541	332	209	771	332	980	54	128
May.....	1,459	611	373	238	848	373	1,086	52	153
June.....	1,634	696	405	291	938	405	1,229	47	163
July.....	1,616	657	343	314	959	343	1,273	41	127
August.....	1,610	643	348	295	967	348	1,262	35	135
September.....	1,551	632	331	301	919	331	1,220	30	132
October.....	1,441	598	317	281	843	317	1,124	27	121
November.....	1,236	500	290	210	736	290	946	24	114
December.....	1,163	469	277	192	694	277	886	22	110
1960: January.....	955	360	247	113	595	247	708	25	89
February.....	884	316	199	117	568	199	685	23	61
March.....	991	362	246	116	629	246	745	24	92
April.....	1,170	422	271	151	748	271	899	25	88
May.....	1,383	532	300	232	851	300	1,083	27	103
June.....	1,502	558	325	233	944	325	1,177	27	101
July.....	1,522	531	286	245	991	286	1,236	26	81
Percent change									
July 1959-60.....	-6	-19	-17	-22	+3	-17	-3	-37	-36
First 7 mos. 1959-60	-9	-19	-18	-20	-3	-18	-6	-49	-30
Federally owned—Con.									
Period	Nonresidential buildings						Highways	Conservation and development	All other
	Total	Industrial	Educational	Hospital and institutional	Administrative and service	Other nonresidential			
Year: 1959.....	664	370	11	59	149	75	180	981	45
1959: January.....	52	29	1	3	14	5	7	63	3
February.....	51	28	1	3	15	4	7	54	2
March.....	52	29	1	4	13	5	8	67	3
April.....	56	30	1	6	12	7	11	79	4
May.....	55	31	1	5	11	7	16	93	4
June.....	59	32	1	5	13	8	20	112	4
July.....	54	29	1	5	12	7	21	96	4
August.....	58	30	1	6	14	7	22	93	5
September.....	55	29	1	5	13	7	20	89	5
October.....	60	35	1	6	11	7	18	87	4
November.....	57	35	1	6	10	5	16	75	4
December.....	55	33	0	5	11	6	14	73	3
1960: January.....	52	35	1	4	8	4	8	69	4
February.....	47	29	1	4	8	5	8	56	4
March.....	46	29	1	4	8	4	8	72	4
April.....	54	33	1	4	12	4	12	86	6
May.....	56	33	2	5	12	4	16	92	6
June.....	60	35	2	6	13	4	19	111	7
July.....	57	33	2	6	12	4	20	95	7
Percent change									
July 1959-60.....	+6	+14	+100	+20	0	-43	-5	-1	+75
First 7 mos. 1959-60	-2	+9	+43	+6	-19	-33	+1	+3	+58

See footnotes at end of table.

Table A-3.—New Public Construction Put in Place in the United States: Value, by Source and Type of Funds, and by Ownership—Con.
(Millions of dollars)

Period	State and locally owned									
	Residential buildings	Nonresidential buildings					Highways	Sewer systems	Water systems	All other
		Total	Educational	Hospitals and institutional	Administrative and service	Other nonresidential				
Year: 1959.....	474	3,854	2,645	370	403	420	5,736	906	561	884
1959: January.....	44	315	224	28	30	32	299	67	40	54
February.....	46	281	197	26	27	30	269	61	37	47
March.....	45	319	218	33	34	33	316	68	42	59
April.....	42	338	230	34	37	36	415	71	45	69
May.....	41	338	228	34	38	37	503	74	48	82
June.....	40	355	243	34	39	38	619	79	50	86
July.....	39	360	246	34	39	40	644	85	52	93
August.....	34	359	240	34	41	42	627	89	55	98
September.....	36	332	223	31	37	39	621	87	53	91
October.....	35	316	218	29	32	35	566	79	49	79
November.....	34	270	186	27	25	30	453	74	47	68
December.....	38	271	192	26	24	28	404	72	43	58
1960: January.....	33	288	204	26	26	31	216	71	43	57
February.....	34	261	182	25	24	29	233	65	40	52
March.....	33	288	199	27	29	32	245	72	46	61
April.....	35	324	222	30	35	36	344	76	48	72
May.....	37	338	232	30	38	37	499	77	51	81
June.....	34	360	248	30	40	40	567	79	51	86
July.....	35	379	263	30	42	42	596	81	52	93
Percent change										
July 1959-60.....	- 10	+ 5	+ 7	- 12	+ 8	+ 5	- 7	- 5	0	0
First 7 mos. 1959-60	- 19	- 3	- 2	- 11	- 4	(¹)	- 12	+ 3	+ 5	+ 2

Source: Department of Commerce, Bureau of the Census. ¹ Revised. Revised data include estimated data for Alaska and Hawaii as well as routine revisions normally made at this time of year. ¹ Change of less than one-half of 1 percent.

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST

1. New England
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont
2. Middle Atlantic
New Jersey
New York
Pennsylvania

NORTH CENTRAL

3. E. N. Central
Illinois
Indiana
Michigan
Ohio
Wisconsin
4. W. N. Central
Iowa
Kansas
Minnesota
Missouri
Nebraska
North Dakota
South Dakota

SOUTH

5. S. Atlantic
Delaware
Dist. of Col.
Florida
Georgia
Maryland
N. Carolina
S. Carolina
Virginia
W. Virginia
6. E. S. Central
Alabama
Kentucky
Mississippi
Tennessee
7. W. S. Central
Arkansas
Louisiana
Oklahoma
Texas

WEST

8. Mountain
Arizona
Colorado
Idaho
Montana
Nevada
New Mexico
Utah
Wyoming
9. Pacific
Alaska
California
Hawaii
Oregon
Washington

Part B.—Housing

NOTE: The statistics shown in italics in this section relate to the "old" housing starts series which was terminated with April 1960 data. The "new" series overlaps the "old" one for the period January 1959-April 1960.

A description of the "new" series and a statement regarding conceptual, coverage, and methodological changes which affect the comparability of the two series appears in CONSTRUCTION REVIEW, June 1960, pp. 4-10.

Table B-1.—Housing Starts in the United States: Number and Percentage Distribution, by Ownership and Type of Structure

Period	Total	Ownership		Type of structure			Seasonally adjusted annual rate, private		
		Private		Public	1-family	2-family	3-or-more family	Total	Nonfarm
		Total	Nonfarm						
Number of units (in thousands)									
Old series									
1956.....	1,118.1	.....	1,093.9	24.2	989.7	30.9	97.5	.....	.....
1957.....	1,041.9	.....	992.8	49.1	872.7	33.3	135.9	.....	.....
1958.....	1,209.4	.....	1,141.5	67.9	975.1	38.9	193.4	.....	.....
1959.....	1,378.5	.....	1,342.8	35.7	1,094.6	52.5	231.4	.....	.....
New series									
1959.....	¹ 1,553.5	1,516.8	¹ 1,494.6	¹ 36.7	¹ 1,250.7	58.5	¹ 244.3	.....	.....
1959: June.....	¹ 153.4	147.8	146.5	¹ 5.6	123.7	5.7	¹ 24.0	1,577	1,563
July.....	149.7	148.1	145.1	1.6	124.2	5.6	19.9	1,578	1,546
August.....	142.4	138.2	137.8	4.2	118.1	4.9	19.4	1,450	1,446
September.....	¹ 140.0	136.3	132.4	¹ 3.7	114.7	5.5	¹ 19.8	1,509	1,468
October.....	123.3	120.0	117.9	3.3	98.7	4.8	19.8	1,378	1,354
November.....	106.5	104.7	102.5	1.8	85.4	4.3	16.8	1,356	1,328
December.....	¹ 96.4	95.6	92.8	¹ .8	77.0	3.6	¹ 15.8	1,451	1,401
1960: January.....	88.4	87.1	83.0	1.3	69.8	3.9	14.7	1,366	1,291
February.....	90.2	87.9	86.5	2.3	70.9	4.0	15.3	1,367	1,347
March.....	93.3	90.2	89.2	3.1	74.0	3.8	15.5	1,112	1,098
April.....	¹ 125.1	¹ 123.4	¹ 121.6	¹ 1.7	¹ 102.4	¹ 4.7	¹ 18.0	¹ 1,325	¹ 1,306
May.....	¹ 130.2	¹ 127.5	¹ 125.7	¹ 2.7	102.2	4.9	23.1	¹ 1,336	¹ 1,317
June.....	129.5	125.2	123.5	4.3	(¹)	(¹)	(¹)	1,334	1,316
Percent change									
June 1959-60.....	-15.5	-15.3	-15.7	-21.8	.....	.....	.....	.....	.....
First 6 mos. 1959-60.....	-17.4	-17.1	-17.8	-27.0	² -17.6	² -11.6	² -20.4	.....	.....
Percentage distribution									
Old series									
1956.....	100	.....	97.8	2.2	88.5	2.8	8.7	.....	.....
1957.....	100	.....	95.3	4.7	83.8	3.2	13.0	.....	.....
1958.....	100	.....	94.4	5.6	80.6	3.2	16.2	.....	.....
1959.....	100	.....	97.4	2.6	79.4	3.8	16.8	.....	.....
New series									
1959.....	100	97.7	96.2	2.3	80.5	3.8	15.7	.....	.....
1959: June.....	100	96.4	95.6	3.6	80.7	3.7	15.6	.....	.....
July.....	100	98.9	96.9	1.1	83.0	3.7	13.3	.....	.....
August.....	100	97.1	96.8	2.9	82.9	3.4	13.6	.....	.....
September.....	100	97.4	94.6	2.6	82.0	3.9	14.1	.....	.....
October.....	100	97.3	95.6	2.7	80.0	3.9	16.1	.....	.....
November.....	100	98.3	96.2	1.7	80.2	4.0	15.8	.....	.....
December.....	100	99.3	96.4	.7	80.0	3.7	16.3	.....	.....
1960: January.....	100	98.5	93.9	1.5	79.0	4.4	16.6	.....	.....
February.....	100	97.5	95.9	2.5	78.6	4.4	17.0	.....	.....
March.....	100	96.7	95.6	3.3	79.3	4.1	16.6	.....	.....
April.....	100	98.6	97.2	1.4	¹ 81.8	¹ 3.8	¹ 14.4	.....	.....
May.....	100	¹ 97.9	¹ 96.5	¹ 2.1	78.5	3.8	17.7	.....	.....
June.....	100	96.7	95.4	3.3	.....	.....	.....	.....	.....

Source: Department of Commerce, Bureau of the Census. * For seasonally adjusted annual rates pertaining to the "old" housing starts series, 1948-60 by month, see table B-2 in CONSTRUCTION REVIEW, June 1960. ¹ Not yet available. ² First 5 months 1959-60. ³ Revised.

Table B-2.—Housing Starts in the United States: Number and Percentage Distribution, by Location

Period	Total	Metropolitan area *		Region **			
		Inside	Outside	Northeast	North Central	South	West
	Number of units (in thousands)						
Old series							
1936.....	1, 118. 1	779. 8	338. 3	228. 8	303. 1	334. 2	252. 0
1937.....	1, 041. 9	699. 7	342. 2	195. 5	258. 4	346. 3	241. 7
1938.....	1, 209. 4	827. 0	382. 4	210. 9	289. 6	413. 3	295. 6
1939.....	1, 378. 5	946. 1	432. 4	253. 4	318. 5	439. 0	347. 6
New series							
1959.....	¹ 1, 553. 5	¹ 1, 076. 9	476. 6	² 279. 7	374. 8	521. 4	¹ 377. 6
1959: June.....	¹ 153. 4	¹ 103. 2	50. 2	29. 7	40. 1	47. 9	¹ 35. 7
July.....	149. 7	102. 6	47. 1	27. 2	39. 4	50. 1	33. 0
August.....	142. 4	98. 4	44. 0	25. 1	39. 9	44. 8	32. 6
September.....	¹ 140. 0	¹ 93. 6	46. 4	24. 6	35. 5	48. 4	¹ 31. 5
October.....	123. 3	88. 7	34. 6	23. 1	30. 1	37. 9	32. 2
November.....	106. 5	74. 2	32. 3	20. 0	23. 5	37. 4	25. 6
December.....	¹ 96. 4	¹ 67. 0	29. 4	¹ 15. 2	19. 3	36. 7	25. 2
1960: January.....	88. 4	64. 5	23. 9	12. 1	17. 5	34. 7	24. 1
February.....	90. 2	65. 7	24. 5	12. 2	16. 2	35. 6	26. 2
March.....	93. 3	66. 6	26. 7	11. 5	14. 1	38. 7	29. 0
April.....	¹ 125. 1	¹ 82. 5	¹ 42. 6	20. 7	30. 2	44. 6	29. 6
May.....	¹ 130. 2	¹ 92. 1	¹ 38. 1	23. 7	34. 3	43. 5	28. 7
June.....	129. 5	84. 4	45. 1	(¹)	(¹)	(¹)	(¹)
Percent change							
June 1959-60.....	- 15. 5	-18. 1	-10. 2	.....	.....	.....	.....
First 6 mos. 1959-60..	- 17. 4	-17. 5	-17. 3	² - 30. 1	² - 23. 6	² - 9. 7	² - 14. 9
Percentage distribution							
Old series							
1936.....	100	69. 7	30. 3	20. 5	27. 1	29. 9	22. 5
1937.....	100	67. 2	32. 8	18. 8	24. 8	33. 2	23. 2
1938.....	100	68. 4	31. 6	17. 4	23. 9	34. 2	24. 5
1939.....	100	68. 6	31. 4	18. 4	23. 1	33. 3	23. 2
New series							
1959.....	100	69. 3	30. 7	18. 0	24. 1	33. 6	24. 3
1959: June.....	100	67. 3	32. 7	19. 4	26. 2	31. 2	23. 2
July.....	100	68. 5	31. 5	18. 2	26. 3	33. 5	22. 0
August.....	100	69. 1	30. 9	17. 6	28. 0	31. 5	22. 9
September.....	100	66. 8	33. 2	17. 6	25. 4	34. 6	22. 4
October.....	100	71. 9	28. 1	18. 7	24. 4	30. 7	26. 1
November.....	100	69. 7	30. 3	18. 8	22. 1	35. 1	24. 0
December.....	100	69. 5	30. 5	15. 7	20. 0	38. 1	26. 2
1960: January.....	100	73. 0	27. 0	13. 7	19. 8	39. 2	27. 3
February.....	100	72. 8	27. 2	13. 5	17. 9	39. 5	29. 1
March.....	100	71. 4	28. 6	12. 3	15. 1	41. 5	31. 1
April.....	100	¹ 65. 9	¹ 34. 1	16. 5	24. 1	35. 7	23. 7
May.....	100	¹ 70. 7	¹ 29. 3	18. 2	26. 3	33. 4	22. 1
June.....	100	65. 2	34. 8	.....	.....	.....	.....

Source: Department of Commerce, Bureau of the Census. *Beginning with 1959 data, distribution is based upon the revised definitions of standard metropolitan statistical areas published in 1959 by the Bureau of the Budget in *Standard Metropolitan Statistical Areas*. **Composition of regions, and nonfarm population distribution by region, are shown below table A-3. ¹Not yet available.

²First 5 months 1959-60. ¹Revised.

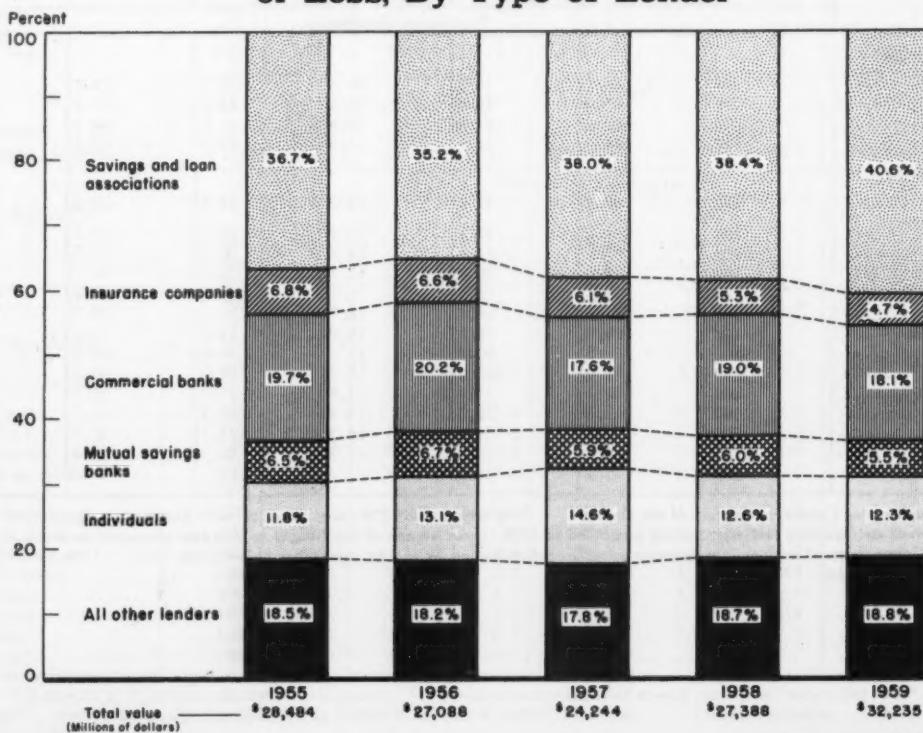
Table B-3: New Private 1-Family Houses Started: Average Construction Cost

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
AVERAGE CONSTRUCTION COST													
Old series													
1950.....	\$7,625	\$7,850	\$8,225	\$8,450	\$8,450	\$8,750	\$8,875	\$9,125	\$8,900	\$9,200	\$9,075	\$9,200	\$8,675
1951.....	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952.....	9,050	9,275	9,350	9,550	9,575	9,675	9,300	9,425	9,600	9,525	9,550	9,525	9,475
1953.....	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954.....	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955.....	10,575	11,125	11,250	11,250	11,400	11,400	11,475	11,425	11,525	11,575	11,575	11,625	11,350
1956.....	11,325	11,750	12,150	12,275	12,300	12,300	12,375	12,275	12,325	12,425	12,675	12,350	12,225
1957.....	12,600	12,800	12,950	13,025	13,250	13,150	13,050	12,925	13,075	13,375	13,000	12,925	13,025
1958.....	12,775	12,875	13,000	13,100	13,150	13,025	13,025	12,550	12,925	13,125	12,925	12,800	12,950
1959.....	12,450	12,300	13,250	13,650	13,750	13,725	13,550	13,600	13,700	13,800	13,700	13,450	13,445
1960.....	13,600	13,650	13,975	13,850									
New series													
1959.....	12,473	12,447	13,219	13,580	13,723	13,875	13,578	13,332	13,201	13,876	13,484	13,070	13,322
1960.....	12,991	13,094	13,798	13,999	14,003								
Percent change, 1959 to 1960													
	+4.2	+5.2	+4.4	+3.1	+2.0								

Source: Department of Commerce, Bureau of the Census. Note: The new series on average construction costs of new 1-family houses is derived in the same way as the old series, and reflects only the new level of 1-family houses started.

Chart 1.

Nonfarm Mortgage Recordings of \$20,000 or Less, By Type of Lender



Source: Federal Home Loan Bank Board.

U.S. Department of Commerce
Construction Review August 1960

Table B-4: Housing Under Government Mortgage Insurance Programs

Period	FHA *			VA			Number of starts in FHA and VA programs as a percent** of private nonfarm starts		
	Applications received	First inspection (starts)	Mortgages insured	Appraisal requests	First inspection (starts)	Loans closed	Total	FHA	VA
Number of dwelling units (in thousands)									
1955.....	313.5	276.7	139.8	620.8	392.9	387.6	51	21	30
1956.....	219.4	189.3	110.9	401.5	270.7	313.5	42	17	25
1957.....	229.7	168.4	92.6	159.4	128.3	218.8	30	17	13
1958.....	395.9	295.4	157.0	234.2	102.1	94.0	35	26	9
1959.....	420.9	^r 332.5	227.8	234.0	109.3	145.3	29	22	7
1959: June.....	62.7	34.8	20.5	27.2	11.0	11.7	32	24	8
July.....	31.6	31.7	19.2	26.1	10.6	11.9	29	22	7
August.....	27.8	31.3	17.5	21.2	9.9	10.6	30	23	7
September.....	29.3	29.8	19.4	17.9	10.0	11.0	31	23	8
October.....	27.3	26.8	20.1	16.7	9.4	11.5	31	23	8
November.....	21.5	20.3	18.0	12.2	7.9	10.9	28	20	8
December.....	27.1	20.0	18.8	11.1	6.4	12.1	29	22	7
1960: January.....	22.0	15.9	18.2	11.2	4.1	10.2	24	19	5
February.....	24.6	17.7	17.4	12.9	4.8	9.1	26	20	6
March.....	34.2	21.9	16.8	12.9	5.2	9.4	31	25	6
April.....	28.0	25.4	14.7	13.7	7.3	8.3	27	21	6
May.....	^r 26.9	25.2	14.1	14.4	6.9	(¹)	^r 25	20	^r 5
June.....	29.1	26.4	16.5	15.2	7.7	(¹)	27	21	6
Percent change									
June 1959-60.....	-53.6	-24.2	-19.5	-44.0	-29.6	.....	.....	.....	.....
12 mos. ending June 1959-60.....	-29.2	-16.5	+ 3.5	-29.2	-29.6	.....	.....	.....	.....

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Housing and Home Finance Agency (FHA) and the Veterans Administration. * Excludes units under military and armed services programs. ** Percentages shown in italics are based on private nonfarm housing starts, "old series." ¹ Not yet available. ^r Revised.

Table B-5: Nonfarm Mortgage Recordings of \$20,000 or Less: Number and Value by Type of Lender

(Excludes Alaska and Hawaii)

Period	Number (in thousands)	Average amount (dollars)	Total amount (in millions of dollars) recorded by—						
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	All other lenders
1955.....	3,913	7,279	28,484	10,452	1,932	5,617	1,858	3,362	5,265
1956.....	3,602	7,521	27,088	9,532	1,799	5,458	1,824	3,558	4,917
1957.....	3,246	7,469	24,244	9,217	1,472	4,264	1,430	3,554	4,307
1958.....	3,441	7,959	27,388	10,516	1,460	5,204	1,640	3,435	5,133
1959.....	3,782	8,522	32,235	13,094	1,523	5,832	1,780	3,946	6,060
1959: May.....	326	8,488	2,768	1,151	112	534	140	339	492
June.....	342	8,687	2,974	1,261	120	543	168	338	544
July.....	357	8,673	3,100	1,286	138	562	187	367	560
August.....	334	8,584	2,871	1,203	137	505	167	336	522
September.....	330	8,578	2,834	1,184	136	481	172	340	521
October.....	329	8,501	2,799	1,152	146	463	167	349	522
November.....	288	8,476	2,442	952	137	409	152	314	478
December.....	293	8,472	2,487	963	138	410	152	327	497
1960: January.....	248	8,401	2,079	777	107	343	115	310	427
February.....	259	8,292	2,149	859	103	342	103	325	417
March.....	287	8,392	2,406	983	119	377	105	355	467
April.....	282	8,389	2,366	983	108	382	106	335	452
May.....	300	8,323	2,500	1,051	114	402	120	339	474
Percent change									
May 1959-60.....	- 8	- 2	- 10	- 9	+ 2	- 25	- 14	0	- 4
12 mos. ending May 1959-60.....	- 1	.....	+ 1	+ 5	+ 1	- 11	- 2	+ 11	+ 1

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Federal Home Loan Bank Board.

Table B-6: Publicly Owned Housing Starts, by Ownership and Program

Period	All public programs	Federally owned			State and locally owned				
		Total	Capehart	All other	Total	Federally aided (PHA)		New York City Housing Authority (excluding Federally aided)	All other
						Total	New York City Housing Authority		
Number of units									
1956.....	24,236	8,752	3,783	4,969	15,484	4,794	981	5,189	5,501
1957.....	49,103	25,518	23,642	1,876	23,585	17,473	2,856	2,762	3,350
1958.....	67,907	36,312	34,667	1,645	31,595	19,970	1,102	6,319	5,306
1959.....	36,690	14,999	14,590	409	21,691	13,860	2,003	3,966	3,865
1959: January.....	2,977	85	0	85	2,892	2,127	0	216	549
February.....	1,044	108	32	76	936	892	0	0	44
March.....	2,954	1,436	1,400	36	1,518	902	386	104	512
April.....	5,187	1,301	1,235	66	3,886	1,923	998	1,291	672
May.....	3,516	1,745	1,716	29	1,771	1,186	0	398	187
June.....	5,555	2,311	2,239	72	3,244	1,735	0	944	565
July.....	1,618	1,345	1,345	0	273	209	0	0	64
August.....	4,244	3,220	3,218	2	1,024	633	0	0	391
September.....	3,712	1,569	1,565	4	2,143	1,258	0	693	192
October.....	3,312	1,864	1,840	24	1,448	1,108	0	0	340
November.....	1,802	4	0	4	1,798	1,302	619	320	176
December.....	769	11	0	11	758	585	0	0	173
1960: January.....	1,334	552	285	267	782	580	0	0	202
February.....	2,340	34	0	34	2,306	2,060	0	0	246
March.....	3,096	734	730	4	2,362	2,212	0	0	150
April.....	1,710	306	300	6	1,404	1,038	0	168	198
May.....	2,709	350	330	20	2,359	2,339	0	0	20

Source: Department of Commerce, Bureau of the Census.

Table B-7.—Housing Vacancy Rates for the United States,¹ by Region² and Metropolitan³ Areas

(Percent distribution)												
Period	All dwelling units					Rental units			Home-owner units			
	Total	Vacant dwelling units			Occu- pied dwell- ing units	Total	Avail- able for rent	Renter occupied or rented	Total	Avail- able for sale	Owner occupied or sold	
		Available for occupancy		Rented or sold								
		For rent	For sale									
United States												
April 1950.....	100	1.1	.5	⁴ 1.7	⁴ 3.6	93.1	100	2.6	97.4	100	.9	99.1
2nd quarter: 1955.....	100	1.8	.5	.5	5.3	91.9	.....	(⁵)	(⁵)	.....	(⁵)	(⁵)
1956.....	100	2.1	.5	.5	5.6	91.3	100	5.4	94.6	100	.9	99.1
1957.....	100	1.8	.5	.5	6.3	90.9	100	4.9	95.1	100	.9	99.1
1958.....	100	2.3	.6	.5	6.4	90.2	100	6.0	94.0	100	1.1	98.9
1959: 2nd quarter.....	100	2.5	.7	.5	6.7	89.6	100	6.7	93.3	100	1.2	98.8
3rd quarter.....	100	2.4	.6	.5	6.5	90.0	100	6.6	93.4	100	1.1	98.9
4th quarter.....	100	2.4	.6	.4	6.1	90.5	100	6.4	93.6	100	1.0	99.0
1960: 1st quarter.....	100	2.6	.6	.4	6.6	89.8	100	7.2	92.8	100	1.1	98.9
2nd quarter.....	100	2.8	.7	.4	6.3	89.8	100	7.3	92.7	100	1.2	98.8
Northeast												
April 1950.....	100	.7	.4	⁴ 1.4	⁴ 4.3	93.2	100	1.5	98.5	100	.9	99.1
2nd quarter: 1955.....	100	.8	.4	.5	5.5	92.8	.....	(⁵)	(⁵)	.....	(⁵)	(⁵)
1956.....	100	1.1	.4	.5	5.7	92.3	100	2.4	97.6	100	.7	99.3
1957.....	100	1.2	.4	.5	7.0	90.9	100	3.0	97.0	100	.7	99.3
1958.....	100	1.4	.4	.5	7.3	90.4	100	3.3	96.7	100	.9	99.1
1959: 2nd quarter.....	100	1.4	.5	.5	7.1	90.5	100	3.3	96.7	100	.9	99.1
3rd quarter.....	100	1.5	.5	.5	7.3	90.2	100	3.5	96.5	100	1.0	99.0
4th quarter.....	100	1.5	.5	.4	6.7	90.9	100	3.5	96.5	100	.9	99.1
1960: 1st quarter.....	100	1.8	.5	.4	7.0	90.3	100	4.4	95.6	100	.9	99.1
2nd quarter.....	100	1.9	.5	.5	6.4	90.7	100	4.4	95.6	100	.9	99.1

Source: Department of Commerce, Bureau of Labor Statistics. ¹ Data for 1960 include Alaska and Hawaii. However, due to the small number of vacant units in the two states, the inclusion has a negligible effect on the vacancy rates. Thus, the data shown for 1960 can be regarded as being entirely comparable with data for earlier periods. ² Composition of regions is shown below table A-3. ³ Distribution is based upon the 168 standard metropolitan statistical areas as defined at the time of the 1950 Census. ⁴ Includes units held off the rental or sale market, dilapidated units, and seasonal units for all periods except that of April 1950 when data for units held off the market were included with those rented or sold. ⁵ Not available.

Table B-7.—Housing Vacancy Rates for the United States,¹ by Region² and Metropolitan³ Areas—Con.

(Percent distribution)

Period	All dwelling units					Rental units			Home-owner units			
	Total	Vacant dwelling units			Occu- pied dwell- ing units	Total	Avail- able for rent	Renter occupied or rented	Total	Avail- able for sale	Owner occupied or sold	
		Available for occupancy		Rented or sold								
		For rent	For sale									
North Central												
April 1950.....	100	.7	.4	⁴ 1.5	⁴ 3.0	94.4	100	1.7	98.3	100	.7	99.3
2nd quarter: 1955....	100	1.4	.3	.5	3.6	94.2	.....	(³)	(³)	.....	(³)	(³)
1956.....	100	1.6	.5	.5	4.1	93.3	100	4.9	95.1	100	.7	99.3
1957.....	100	1.4	.5	.5	5.2	92.4	100	4.4	95.6	100	.8	99.2
1958.....	100	2.4	.7	.4	5.7	90.8	100	6.9	93.1	100	1.2	98.8
1959: 2nd quarter....	100	2.2	.5	.5	6.1	90.7	100	6.4	93.6	100	.9	99.1
3rd quarter....	100	2.1	.6	.5	5.5	91.3	100	6.3	93.7	100	1.0	99.0
4th quarter....	100	2.2	.8	.4	5.0	91.6	100	6.7	93.3	100	1.2	98.8
1960: 1st quarter....	100	2.5	.7	.4	6.1	90.3	100	7.7	92.3	100	1.1	98.9
2nd quarter....	100	2.5	.6	.5	5.8	90.6	100	7.5	92.5	100	1.0	99.0
South												
April 1950.....	100	1.5	.5	⁴ 1.9	⁴ 3.6	92.5	100	3.4	96.6	100	1.0	99.0
2nd quarter: 1955....	100	2.5	.4	.3	6.0	90.8	.....	(³)	(³)	.....	(³)	(³)
1956.....	100	2.8	.6	.5	6.4	89.7	100	7.3	92.7	100	1.1	98.9
1957.....	100	2.2	.5	.4	7.3	89.6	100	5.8	94.2	100	1.0	99.0
1958.....	100	2.8	.5	.5	7.2	89.0	100	7.2	92.8	100	1.0	99.0
1959: 2nd quarter....	100	3.4	.7	.5	7.4	88.0	100	9.0	91.0	100	1.3	98.7
3rd quarter....	100	3.2	.6	.4	7.3	88.5	100	8.8	91.2	100	1.1	98.9
4th quarter....	100	2.9	.6	.4	7.1	89.0	100	8.0	92.0	100	1.1	98.9
1960: 1st quarter....	100	2.9	.8	.4	7.4	88.5	100	8.3	91.7	100	1.3	98.7
2nd quarter....	100	3.1	.8	.5	7.2	88.4	100	8.3	91.7	100	1.6	98.4
West												
April 1950.....	100	2.0	.7	⁴ 2.3	⁴ 3.3	91.7	100	4.9	95.1	100	1.3	98.7
2nd quarter: 1955....	100	3.0	.9	.6	7.4	88.1	.....	(³)	(³)	.....	(³)	(³)
1956.....	100	3.5	.6	.6	6.6	88.7	100	8.9	91.1	100	1.2	98.8
1957.....	100	3.0	.7	.6	5.1	90.6	100	7.5	92.5	100	1.3	98.7
1958.....	100	3.0	.6	.6	5.0	90.8	100	7.6	92.4	100	1.1	98.9
1959: 2nd quarter....	100	3.3	.9	.7	5.7	89.4	100	9.0	91.0	100	1.6	98.4
3rd quarter....	100	3.2	.8	.7	5.5	89.8	100	8.6	91.4	100	1.4	98.6
4th quarter....	100	3.0	.4	.4	5.3	90.9	100	8.3	91.7	100	.7	99.3
1960: 1st quarter....	100	3.5	.6	.4	5.3	90.2	100	9.7	90.3	100	1.0	99.0
2nd quarter....	100	4.1	.7	.3	5.1	89.8	100	10.6	89.4	100	1.3	98.7
Inside standard metropolitan statistical areas												
April 1950.....	100	1.1	.5	⁴ 1.2	⁴ 1.5	95.7	100	2.2	97.8	100	1.1	98.9
2nd quarter: 1955....	100	1.6	.4	.5	2.5	95.0	.....	(³)	(³)	.....	(³)	(³)
1956.....	100	1.9	.5	.5	2.6	94.5	100	4.4	95.6	100	.9	99.1
1957.....	100	1.6	.4	.5	2.9	94.6	100	3.8	96.2	100	.8	99.2
1958.....	100	2.1	.5	.5	2.9	94.0	100	4.8	95.2	100	1.0	99.0
1959: 2nd quarter....	100	2.1	.6	.5	3.2	93.6	100	5.1	94.9	100	1.0	99.0
3rd quarter....	100	2.1	.6	.6	2.9	93.8	100	5.0	95.0	100	1.0	99.0
4th quarter....	100	2.1	.6	.5	2.9	93.9	100	5.3	94.7	100	1.0	99.0
1960: 1st quarter....	100	2.5	.6	.5	2.9	93.5	100	6.1	93.9	100	1.1	98.9
2nd quarter....	100	2.6	.7	.5	2.9	93.3	100	6.3	93.7	100	1.2	98.8
Outside standard metropolitan statistical areas												
April 1950.....	100	1.2	.4	⁴ 2.4	⁴ 6.0	90.0	100	3.2	96.8	100	.7	99.3
2nd quarter: 1955....	100	2.1	.6	.4	9.6	87.3	.....	(³)	(³)	.....	(³)	(³)
1956.....	100	2.4	.6	.4	9.8	86.8	100	7.3	92.7	100	1.0	99.0
1957.....	100	2.2	.6	.4	11.0	85.8	100	6.8	93.2	100	1.0	99.0
1958.....	100	2.7	.7	.4	11.2	85.0	100	8.3	91.7	100	1.2	98.8
1959: 2nd quarter....	100	3.0	.8	.5	11.3	84.4	100	9.6	90.4	100	1.3	98.7
3rd quarter....	100	3.0	.7	.5	11.2	84.6	100	9.4	90.6	100	1.2	98.8
4th quarter....	100	2.6	.6	.3	10.9	85.6	100	8.3	91.7	100	1.1	98.9
1960: 1st quarter....	100	2.9	.6	.3	11.8	84.4	100	9.2	90.8	100	1.1	98.9
2nd quarter....	100	3.0	.7	.4	11.0	84.9	100	9.4	90.6	100	1.2	98.8

See footnotes on p. 22.

Part C.—Building Permits

(Later data on building permits than those shown in the following tables were not available in time for publication in this issue.
Data do not include Alaska and Hawaii.)

Table C-1.—Building Permit Activity: Current Summary, by Type of Building Construction

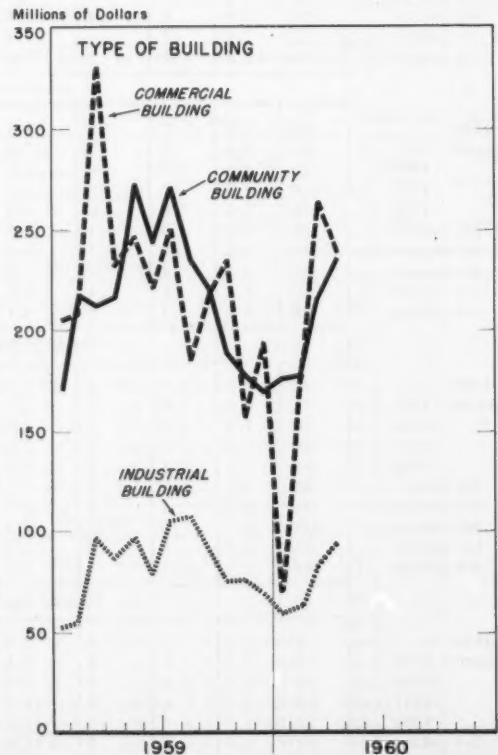
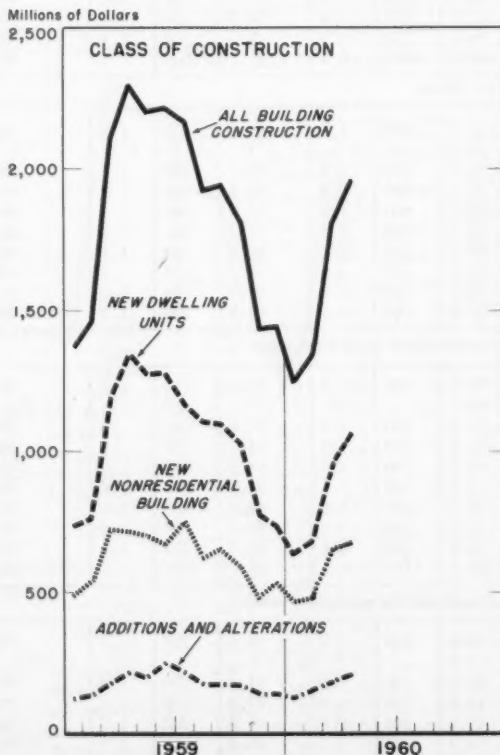
Type of building construction	Valuation (in millions of dollars)						Percent change	
	1960			1959	First 4 months		April 1959-60	First 4 months 1959-60
	Apr.	Mar.	Feb.	Apr.	1960	1959		
All building construction ¹	1,967.5	1,814.8	1,340.8	^r 2,313.7	6,366.5	7,257.8	-15	-12
Private	1,755.6	1,603.7	1,181.8	^r 2,049.5	5,612.3	6,443.7	-14	-13
Public	211.9	211.1	159.0	^r 264.2	754.2	814.1	-20	-7
New dwelling units	1,062.0	957.7	678.9	^r 1,356.3	3,328.4	4,031.7	-22	-17
Number of new dwelling units ²	(92,389)	(84,283)	(60,634)	^r (121,425)	(295,030)	(373,399)	(-24)	(-21)
New nonresidential building	674.5	651.6	483.6	715.1	2,278.6	2,481.4	-6	-8
Commercial buildings	239.3	264.0	174.4	232.2	830.9	977.0	+3	-15
Stores and other mercantile buildings ..	101.9	102.4	79.6	116.5	367.3	373.2	-13	-2
All other commercial buildings	137.4	161.6	94.8	115.7	463.6	603.8	+19	-23
Community buildings	236.0	216.2	177.9	216.9	806.6	818.4	+9	-1
Industrial buildings	94.7	82.8	63.1	86.0	300.0	291.7	+10	+3
All other nonresidential buildings	104.5	88.5	68.2	^r 179.8	341.2	394.3	-42	-13
Additions and alterations	210.4	186.5	151.3	217.0	677.4	657.4	-3	+3

Source: Department of Commerce, Bureau of the Census.
rately. ²Housekeeping only.

¹ Includes new nonhousekeeping residential building, not shown separately.

Chart 2

Building Permit Activity



SOURCE: DEPARTMENT OF COMMERCE.

CONSTRUCTION REVIEW C.D. 60-10-E

Table C-2: Building Permit Activity: Total Valuation, by Type of Building Construction and Region¹

Class of construction and Type of building construction	Valuation (in millions of dollars)								Percent change	
	1959		1960		First 3 months		First 4 months		1959-60	
	Mar.	Apr.	Mar.	Apr.	1959	1960	1959	1960	1st 3 mos.	1st 4 mos.
United States										
All building construction ² ...	\$2,126.4	\$2,313.7	1,814.8	1,967.5	4,958.1	4,398.9	7,257.8	6,366.5	-11	-12
New dwelling units ³	\$1,191.2	\$1,356.3	957.7	1,062.0	2,688.5	2,266.4	4,031.7	3,328.4	-16	-17
New nonresidential bldg....	729.0	715.1	651.6	674.5	1,765.0	1,604.2	2,481.4	2,278.6	-9	-8
Commercial buildings...	332.3	232.2	264.0	239.3	745.1	591.6	977.0	830.9	-21	-15
Amusement buildings	22.4	27.3	22.6	29.3	48.1	52.0	75.5	81.3	+8	+8
Commercial garages..	3.7	7.1	4.1	7.2	11.0	9.1	18.0	16.3	-17	-9
Gasoline and serv. sta.	11.5	12.0	12.2	11.7	27.0	28.9	39.0	40.6	+7	+4
Office buildings.....	199.2	69.3	122.7	89.2	401.0	236.2	471.3	325.4	-41	-31
Stores, etc.....	95.5	116.5	102.4	101.9	258.1	265.4	373.2	367.3	+3	-2
Community buildings....	211.9	216.9	216.2	236.0	602.1	570.6	818.4	806.6	-5	-1
Educational buildings	133.0	113.1	133.1	155.6	378.3	382.3	491.5	537.9	+1	+9
Institutional buildings	40.4	44.8	44.3	34.4	132.3	88.8	176.1	123.1	-33	-30
Religious buildings..	38.5	59.0	38.8	46.0	91.5	99.5	150.8	145.5	+9	-4
Garages, private res....	12.3	23.0	8.7	20.8	22.6	19.7	45.6	40.5	-13	-11
Industrial buildings.....	98.8	86.0	82.8	94.7	203.3	205.3	291.7	300.0	+1	+3
Public utilities buildings	28.4	30.4	38.4	19.9	69.1	79.0	99.5	98.9	+14	-1
All other nonres. bldgs...	\$45.3	126.4	41.4	63.8	122.7	137.9	249.2	201.8	+12	-19
Additions and alterations...	179.8	217.0	186.5	210.4	442.7	467.0	657.4	677.4	+5	+3
Northeast										
All building construction ² ...	515.7	\$476.1	367.2	430.4	1,143.3	859.1	1,602.5	1,289.5	-25	-20
New dwelling units ³	236.9	\$283.1	177.6	221.6	504.9	399.3	776.5	621.0	-21	-20
New nonresidential building...	233.3	135.4	137.9	155.2	528.5	340.0	661.2	495.1	-36	-25
Commercial buildings....	161.5	36.3	52.6	38.5	300.0	129.9	335.2	168.4	-57	-50
Amusement buildings	4.9	6.0	6.2	7.5	9.4	12.4	15.4	19.9	+32	+29
Commercial garages..	2.3	3.3	2.0	0.8	4.0	2.2	7.3	2.9	-45	-60
Gasoline and serv. sta..	1.9	2.0	1.7	1.7	4.4	4.0	6.4	5.7	-9	-11
Office buildings.....	140.4	7.2	20.7	13.1	243.6	53.1	250.7	66.2	-78	-74
Stores, etc.....	12.2	17.9	22.1	15.4	38.6	58.3	55.4	73.7	+51	+33
Community buildings....	45.0	64.4	43.1	57.8	158.7	131.5	221.8	189.3	-17	-15
Educational buildings	28.8	38.2	28.7	35.8	111.8	96.0	149.8	131.8	-14	-12
Institutional buildings	7.6	15.0	5.4	13.1	28.1	14.2	42.1	27.3	-49	-35
Religious buildings..	8.6	11.2	9.0	8.9	18.8	21.4	30.0	30.3	+14	+1
Garages, private res....	2.1	4.3	1.5	3.9	3.9	3.5	8.2	7.4	-10	-10
Industrial buildings....	14.0	17.2	18.3	32.2	39.1	43.6	55.9	75.8	+12	+36
Public utilities buildings	3.1	7.4	15.3	3.0	7.7	18.3	15.2	21.3	+138	+40
All other nonres. bldgs...	\$7.5	\$5.7	7.1	19.8	19.1	13.0	24.8	33.0	-32	+33
Additions and alterations...	38.2	53.6	45.4	47.4	98.0	106.4	148.9	153.8	+9	+3
North Central										
All building construction ² ...	489.7	\$668.7	392.9	547.4	1,002.8	924.4	1,670.0	1,471.7	-8	-12
New dwelling units ³	294.5	\$408.0	200.6	297.3	573.6	458.3	979.5	755.7	-20	-23
New nonresidential bldg....	146.5	199.6	154.3	191.0	328.4	361.8	528.3	552.7	+10	+5
Commercial buildings....	47.2	66.1	38.3	65.4	100.3	107.3	166.4	172.7	+7	+4
Amusement buildings..	4.6	4.5	3.0	8.8	9.6	7.4	14.0	16.2	-23	+16
Commercial garages..	.6	1.3	1.2	2.8	2.9	2.6	4.2	5.4	-10	+29
Gasoline and serv. sta..	3.3	3.4	3.3	3.6	7.0	7.3	10.4	11.0	+4	+6
Office buildings.....	15.8	20.9	13.6	27.5	34.1	38.6	55.0	66.1	+13	+20
Stores, etc.....	22.9	36.0	17.2	22.7	46.8	51.4	82.8	74.1	+10	-11
Community buildings....	53.8	58.1	68.0	79.1	136.0	143.7	194.1	222.7	+6	+15
Educational buildings	29.5	29.1	47.8	57.8	67.0	98.3	96.1	156.1	+47	+62
Institutional buildings	14.6	10.7	9.9	7.3	46.6	20.7	57.3	27.9	-56	-51
Religious buildings..	9.7	18.3	10.3	14.0	22.3	24.7	40.6	38.7	+11	-5
Garages, private res....	5.2	13.6	2.7	12.0	7.8	5.5	21.4	17.6	-29	-18
Industrial buildings....	25.6	34.9	30.1	20.9	51.7	62.2	86.9	83.1	+20	-4
Public utilities buildings	6.4	4.3	9.2	5.3	16.1	24.9	20.4	30.3	+55	+49
All other nonres. bldgs...	8.3	\$22.7	6.1	8.2	16.5	18.2	39.0	26.4	+10	-32
Additions and alterations...	42.9	57.4	36.1	55.9	91.9	96.3	149.7	152.2	+5	+2

See footnotes at end of table.

Table C-2: Building Permit Activity: Total Valuation, by Type of Building Construction and Region¹-Con.

Class of construction and Type of building construction	Valuation (in millions of dollars)								Percent change 1959-60	
	1959		1960		First 3 months		First 4 months		1959-60	
	Mar.	Apr.	Mar.	Apr.	1959	1960	1959	1960	1st 3 mos.	1st 4 mos.
	South									
All building construction ² ...	542.2	[†] 549.9	479.3	502.0	1,390.0	1,237.0	1,943.0	1,739.0	-11	-11
New dwelling units ³	306.3	[†] 324.4	250.3	259.6	776.8	651.3	1,103.0	910.9	-16	-17
New nonresidential bldg....	178.5	164.4	175.5	179.2	470.1	438.2	635.9	617.4	-7	-3
Commercial buildings....	72.9	63.0	78.6	74.2	198.5	176.5	262.3	250.8	-11	-4
Amusement buildings.....	7.2	4.4	8.0	7.3	15.0	14.8	19.5	22.1	-1	+13
Commercial garages.....	.2	.4	.5	.2	2.2	2.7	2.7	3.0	+23	+11
Gasoline and serv. sta....	3.4	3.8	3.5	3.4	8.5	9.1	12.3	12.6	+7	+2
Office buildings.....	29.0	17.5	35.3	27.6	68.7	64.2	87.2	91.9	-7	+5
Stores, etc.....	33.2	37.0	31.4	35.6	104.1	85.7	140.7	121.2	-18	-14
Community buildings....	55.6	50.5	65.9	61.3	149.0	169.2	200.1	230.5	+14	+15
Educational buildings.....	33.8	21.5	36.8	33.0	88.3	106.3	110.2	139.3	+20	+26
Institutional buildings.....	9.8	11.9	15.6	11.1	30.9	26.5	42.8	37.6	-14	-12
Religious buildings.....	12.0	17.1	13.5	17.2	29.8	36.5	47.1	53.6	+22	+14
Garages, private res.....	2.2	2.2	1.7	2.3	4.7	4.7	6.9	6.9	0	0
Industrial buildings.....	30.2	11.5	9.9	20.4	59.0	35.1	70.6	55.5	-41	-21
Public utilities buildings.....	9.8	10.2	9.6	8.2	29.3	24.5	39.5	32.7	-16	-17
All other nonres. bldgs....	7.8	26.9	9.8	12.8	29.6	28.2	56.5	41.1	-5	-27
Additions and alterations....	49.9	54.4	48.7	55.8	124.6	126.2	179.0	182.0	+1	+2
	West									
All building construction ² ...	[†] 578.9	[†] 619.1	575.4	487.8	1,422.0	1,378.5	2,042.3	1,866.3	-3	-9
New dwelling units ³	[†] 353.5	[†] 340.8	329.2	283.4	833.2	757.4	1,172.6	1,040.8	-9	-11
New nonresidential bldg....	170.6	215.7	184.0	149.2	437.9	464.2	656.1	613.3	+6	-7
Commercial buildings....	50.7	66.8	94.5	61.2	146.2	177.8	213.0	239.0	+22	+12
Amusement buildings.....	5.7	12.4	5.5	5.6	14.2	17.5	26.6	23.1	+23	-13
Commercial garages.....	.7	2.1	.5	3.5	1.8	1.6	3.9	5.0	-11	+28
Gasoline and serv. sta....	2.9	2.8	3.8	2.9	7.1	8.5	9.9	11.4	+20	+15
Office buildings.....	14.0	23.8	53.1	20.9	54.6	80.3	78.4	101.2	+47	+29
Stores, etc.....	27.3	25.7	31.7	28.3	68.5	70.0	94.3	98.3	+2	+4
Community buildings....	57.5	44.0	39.3	37.8	158.4	126.2	202.4	164.0	-20	-19
Educational buildings.....	40.9	24.3	19.8	29.0	111.2	81.7	135.4	110.7	-27	-18
Institutional buildings.....	8.4	7.3	13.4	2.9	26.7	27.4	33.9	30.3	+3	-11
Religious buildings.....	8.2	12.5	6.0	5.9	20.6	17.0	33.0	23.0	-17	-30
Garages, private res.....	2.8	2.9	2.9	2.6	6.1	6.0	9.1	8.6	-2	-5
Industrial buildings.....	29.0	22.4	24.5	21.2	53.5	64.5	78.3	85.7	+21	+9
Public utilities buildings.....	9.0	8.5	4.3	3.4	16.0	11.2	24.5	14.6	-30	-40
All other nonres. bldgs....	21.6	[†] 71.1	18.5	22.9	57.6	78.4	128.8	101.3	+36	-21
Additions and alterations....	48.7	51.7	56.3	51.2	128.2	138.2	179.8	189.4	+8	+5

Source: Department of Commerce, Bureau of the Census. ¹ Composition of regions, and nonfarm population distribution by region, are shown below table A-2. ² Includes new nonhousekeeping residential building, not shown separately. ³ Housekeeping only.

[†] Revised.

Table C-3: Building Permit Activity: Number of Nonresidential Buildings, by Type of Building

Type of construction	1959					1960			
	Mar.	Apr.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
Amusement buildings.....	279	407	213	168	187	167	228	325	441
Commercial garages.....	77	91	122	77	72	47	37	68	81
Educational buildings.....	395	407	385	319	333	293	287	608	2,252
Garages, private residential.....	12,383	22,749	21,234	11,798	6,513	4,876	5,349	8,303	19,310
Gasoline and service stations.....	706	790	703	559	595	529	566	721	850
Industrial buildings.....	1,298	1,527	1,379	1,220	1,147	959	1,019	1,318	1,412
Institutional buildings.....	126	126	122	100	85	58	87	112	105
Office buildings.....	825	882	757	684	618	572	610	847	1,854
Religious buildings.....	535	634	525	415	358	350	376	444	559
Stores and other mercantile buildings....	2,841	3,220	2,465	2,049	1,947	1,921	1,997	2,556	3,177

Source: Department of Commerce, Bureau of the Census.

Table C-4.—Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region¹

Ownership and type of structure	Valuation (in millions of dollars)										Number of dwelling units									
	1959					1960					1959					1960				
	Mar.		Apr.		First 3 months	Mar.		Apr.		First 4 months	Mar.		Apr.		First 3 months	Mar.		Apr.		First 4 months
	1959	1960	1959	1960	1959	1960	1959	1960	1959	1960	1959	1960	1959	1960	1959	1960	1959	1960	1959	1960
United States																				
All new dwelling units.....	1,191.2	1,356.3	957.7	1,062.0	2,688.5	2,266.4	4,031.7	3,328.4	109,550	121,425	84,283	92,389	253,485	202,641	373,399	295,030				
Privately owned.....	1,178.6	1,309.6	916.3	1,049.8	2,632.8	2,214.8	3,934.1	3,264.4	108,330	116,986	81,196	91,265	246,325	198,679	364,356	289,944				
1-family.....	994.6	1,113.2	772.8	890.8	2,175.4	1,855.5	3,286.6	2,746.3	81,404	89,435	69,634	76,088	182,942	148,579	272,006	218,157				
2-4 family.....	99.1	99.4	44.7	42.9	130.7	113.6	188.9	156.4	8,148	7,863	6,089	5,706	18,401	14,803	26,101	20,509				
5-or-more family.....	124.9	137.0	98.8	116.1	326.7	245.7	458.6	361.7	18,778	19,688	14,019	15,925	46,982	35,353	66,249	51,278				
Publicly owned.....	12.5	46.6	41.4	12.2	55.6	51.7	97.5	63.9	1,220	4,439	3,087	1,124	5,160	3,962	9,043	5,086				
Northeast																				
All new dwelling units.....	236.9	283.1	177.6	221.6	504.9	399.3	776.5	621.0	22,028	24,990	14,998	18,700	47,369	34,735	71,366	53,435				
Privately owned.....	227.5	253.6	155.0	218.0	480.5	375.6	722.6	593.7	21,236	22,140	13,438	18,482	45,185	33,067	66,332	51,549				
1-family.....	167.5	202.6	121.3	167.7	317.5	279.5	515.1	447.2	13,244	15,742	9,052	12,172	25,128	20,975	40,461	33,147				
2-4 family.....	16.8	19.3	12.0	12.0	33.1	28.8	51.1	41.0	2,146	2,290	1,588	1,529	4,277	3,734	6,404	5,263				
5-or-more family.....	43.2	31.7	21.7	38.3	129.9	67.3	156.4	105.5	5,846	4,108	2,798	4,781	15,780	8,358	19,467	13,139				
Publicly owned.....	9.3	29.6	22.6	3.5	24.4	23.8	54.0	27.3	792	2,850	1,560	218	2,184	1,668	5,034	1,886				
North Central																				
All new dwelling units.....	294.5	408.0	200.6	297.3	573.6	458.3	979.5	755.7	22,564	31,153	15,370	22,509	45,018	34,841	75,935	57,350				
Privately owned.....	294.5	399.1	199.9	294.0	558.1	446.7	957.1	740.7	22,564	30,492	14,527	22,185	43,700	33,892	74,192	56,077				
1-family.....	264.3	354.8	164.6	264.8	492.6	387.2	847.3	652.0	19,163	25,527	11,294	18,592	36,114	27,112	61,641	45,704				
2-4 family.....	13.5	12.9	11.1	11.4	27.9	29.9	40.7	41.3	1,450	1,375	1,287	1,275	3,043	2,666	4,418	3,939				
5-or-more family.....	16.6	31.4	14.2	17.8	37.6	29.6	69.1	47.4	1,951	3,590	1,946	2,320	4,543	4,114	8,133	6,434				
Publicly owned.....	0	8.9	10.8	3.2	15.5	11.8	22.4	15.0	0	661	843	324	1,318	949	1,743	1,273				
South																				
All new dwelling units.....	306.3	324.4	250.3	259.6	776.8	651.3	1,103.0	910.9	30,764	32,233	24,032	25,085	80,067	63,499	112,282	88,584				
Privately owned.....	303.8	320.2	245.9	254.2	766.2	639.3	1,089.5	893.5	30,416	31,869	23,778	24,505	78,831	62,420	110,738	86,925				
1-family.....	283.1	287.7	225.7	230.4	708.9	593.7	993.7	817.6	26,539	26,538	20,181	20,767	67,699	53,354	94,295	74,121				
2-4 family.....	8.1	6.6	6.0	5.6	20.4	16.1	27.0	21.7	1,472	1,205	1,013	1,006	3,770	2,959	4,975	3,965				
5-or-more family.....	12.6	25.9	14.2	18.2	36.9	36.0	62.8	54.2	2,565	4,106	2,384	2,732	7,362	6,107	11,468	8,839				
Publicly owned.....	2.5	4.2	4.3	5.3	10.6	12.0	13.5	17.5	348	364	454	580	1,236	1,079	1,544	1,659				
West																				
All new dwelling units.....	353.5	340.8	329.2	283.4	833.2	757.4	1,172.6	1,040.8	34,194	33,049	29,803	26,095	81,031	69,566	113,816	95,661				
Privately owned.....	352.7	336.7	325.4	283.3	828.1	753.2	1,164.9	1,036.6	34,114	32,485	29,653	26,093	80,609	69,300	113,094	95,393				
1-family.....	279.7	268.1	261.3	227.9	656.4	601.6	924.5	829.5	22,608	21,608	20,561	18,103	54,001	47,082	75,609	65,185				
2-4 family.....	20.6	20.6	15.4	13.7	49.4	38.8	70.1	52.5	2,080	2,993	2,201	2,544	7,311	5,444	10,304	7,342				
5-or-more family.....	52.4	48.0	48.7	41.7	122.3	112.8	170.3	154.6	8,416	7,884	6,891	6,092	19,297	16,774	27,721	22,866				
Publicly owned.....	.8	3.9	3.8	.1	5.1	4.2	7.8	4.2	80	564	230	2	422	266	772	268				

Source: Department of Commerce, Bureau of the Census.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table A-2.

* Revised.

Table C-5: Building Permit Activity: Total Valuation, by Metropolitan-Nonmetropolitan Location and by State

State	Valuation (in millions of dollars)							Percent change, 1959-60	
	1959			1960				1st 3 mos.	1st 4 mos.
	Mar.	Apr.	Dec.	Jan.	Feb.	Mar.	Apr.		
ALL STATES	^r 2,126.4	^r 2,313.7	^r 1,457.2	1,243.3	1,340.8	1,814.8	1,967.5	-11	-12
Metropolitan areas	^r 1,702.8	^r 1,798.1	^r 1,101.2	943.0	1,041.5	1,406.5	1,497.0	-14	-15
Nonmetropolitan areas	423.6	^r 515.6	^r 356.0	300.3	299.3	408.3	470.5	+1	-2
Alabama	23.9	25.6	16.8	12.8	17.8	15.5	19.5	-31	-29
Arizona	33.2	36.0	32.0	25.7	24.0	39.1	25.0	+3	-7
Arkansas	7.0	6.4	6.1	7.1	6.8	7.4	7.9	+7	+11
California	401.1	388.9	^r 300.5	288.0	304.7	412.3	334.4	+1	-3
Colorado	29.2	68.9	20.8	16.1	16.8	23.2	27.6	-22	-41
Connecticut	32.9	42.8	21.8	17.1	22.1	43.6	36.4	+14	+4
Delaware	12.0	7.9	1.8	2.1	3.3	6.3	6.9	-37	-29
District of Columbia	15.7	11.8	6.6	2.4	4.3	14.5	8.7	-9	-15
Florida	85.2	86.0	84.4	80.4	76.3	86.7	82.5	-3	-4
Georgia	33.0	27.4	18.1	28.2	28.2	29.9	30.2	-15	-9
Idaho	4.7	5.8	3.4	.8	2.3	5.1	4.8	-19	-18
Illinois	119.4	151.4	74.3	56.7	82.1	98.1	117.0	+1	-9
Indiana	38.4	^r 45.8	33.3	25.5	22.3	30.1	47.6	+4	+4
Iowa	17.1	26.6	10.2	7.0	7.0	14.7	19.9	-18	-21
Kansas	20.1	16.8	^r 12.7	9.2	10.6	9.2	14.6	-29	-24
Kentucky	18.4	20.9	12.2	10.2	10.5	9.8	20.3	-23	-16
Louisiana	30.3	30.2	19.3	19.0	24.2	24.0	19.7	-12	-18
Maine	1.8	3.6	^r 1.2	2.9	.7	1.3	3.4	+58	+24
Maryland	49.4	73.3	49.5	39.0	27.3	41.8	43.1	-10	-22
Massachusetts	88.4	58.0	35.5	31.4	29.1	34.3	45.8	-28	-26
Michigan	78.2	97.3	45.9	34.9	42.8	71.9	74.3	-1	-10
Minnesota	33.1	62.9	27.5	14.6	15.4	23.7	42.5	-19	-25
Mississippi	5.1	5.8	2.7	6.6	6.6	6.4	9.3	+34	+41
Missouri	38.8	36.2	23.8	17.3	21.0	22.9	32.6	-38	-30
Montana	4.4	4.2	2.7	1.4	1.2	3.1	5.2	-15	(¹)
Nebraska	11.4	23.6	12.4	3.2	4.9	6.0	14.9	-37	-37
Nevada	7.9	6.1	4.8	6.5	6.9	7.7	13.0	+9	+34
New Hampshire	3.6	2.8	3.0	1.3	1.7	3.5	4.7	-6	+15
New Jersey	87.7	^r 97.0	^r 47.6	44.5	47.6	76.8	84.0	-1	-4
New Mexico	11.9	15.9	15.0	5.7	8.3	9.0	9.1	-37	-38
New York	219.1	187.6	107.7	100.6	99.2	120.8	156.2	-43	-35
North Carolina	24.0	22.3	15.7	21.8	18.9	23.3	28.6	+5	+11
North Dakota	2.0	7.4	1.1	2.2	.9	1.4	6.5	+64	+9
Ohio	99.9	^r 139.5	49.9	46.7	68.0	76.7	125.4	-8	-8
Oklahoma	31.4	18.7	10.3	11.1	14.3	23.6	21.2	-17	-10
Oregon	16.9	20.8	13.3	11.6	13.3	19.0	18.9	+7	+2
Pennsylvania	75.7	78.1	^r 43.5	36.2	50.6	80.5	91.4	-8	(¹)
Rhode Island	6.0	5.6	5.9	3.7	3.1	6.1	7.4	-12	+19
South Carolina	6.7	7.4	5.9	6.4	4.8	6.0	7.9	-17	-11
South Dakota	3.3	6.0	^r 3.6	.7	2.9	3.0	4.7	+5	-8
Tennessee	26.6	^r 25.0	13.9	14.9	21.9	21.6	20.9	-8	-10
Texas	117.1	^r 114.8	^r 83.8	83.3	71.7	115.1	99.0	-14	-14
Utah	21.8	15.0	13.7	6.2	7.8	12.7	10.8	-26	-27
Vermont .....	.4	.6	.8	.1	.2	.3	1.0	-40	(¹)
Virginia	50.4	^r 59.4	34.1	32.9	36.7	41.5	60.6	-12	-7
Washington	^r 44.9	53.2	59.9	25.7	26.3	41.5	35.8	-19	-23
West Virginia	6.1	7.0	2.7	2.7	3.1	6.0	15.8	-21	+25
Wisconsin	28.0	55.2	43.0	17.0	18.5	35.2	47.5	+11	-1
Wyoming	2.9	^r 4.4	2.4	1.8	1.9	2.6	3.2	-6	-3

Source: Department of Commerce, Bureau of the Census.

¹ Change of less than one-half of 1 percent.^r Revised.

Table C-6: Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

(Housekeeping units only)

State	1959			1960				Percent change, 1959-60	
	Mar.	Apr.	Dec.	Jan.	Feb.	Mar.	Apr.	1st 3 mos.	1st 4 mos.
ALL STATES	¹ 109,550	¹ 121,425	¹ 67,265	57,724	60,634	84,907	93,843	-20	-20
Metropolitan areas	¹ 85,375	¹ 94,440	52,084	44,390	46,481	65,216	72,015	-21	-21
Nonmetropolitan areas	24,175	¹ 26,985	¹ 15,181	13,334	14,153	19,691	21,828	-17	-17
Alabama	1,847	1,777	795	817	902	919	1,046	-47	-45
Arizona	2,447	2,532	2,450	1,431	1,685	3,388	1,597	-6	-15
Arkansas	448	409	284	300	331	366	416	-10	-7
California	24,424	23,462	¹ 16,374	13,410	15,668	20,649	18,500	-12	-15
Colorado	1,789	1,333	1,150	1,034	866	1,514	1,522	-13	-6
Connecticut	1,399	1,688	937	687	855	1,607	1,681	+2	+1
Delaware	447	227	67	90	186	463	198	+23	+13
District of Columbia	33	138	275	73	38	307	348	+94	+116
Florida	5,660	5,621	5,505	5,039	4,951	5,077	4,822	-9	-10
Georgia	2,027	2,158	1,461	1,561	1,475	1,539	1,617	-14	-17
Idaho	185	236	160	31	79	192	198	-31	-26
Illinois	5,550	¹ 7,863	2,345	2,157	2,256	4,216	4,672	-13	-25
Indiana	1,636	¹ 1,982	1,083	631	823	995	1,892	-18	-12
Iowa	748	1,136	389	262	278	417	883	-29	-26
Kansas	¹ 982	704	¹ 527	348	348	473	657	-42	-33
Kentucky	1,028	1,241	464	477	507	596	1,142	-29	-21
Louisiana	1,718	1,614	980	888	781	935	859	-37	-40
Maine	52	156	¹ 55	24	23	55	124	+28	-4
Maryland	2,417	3,315	1,432	1,443	1,177	1,857	2,193	-28	-30
Massachusetts	1,308	2,437	1,463	1,302	1,480	1,263	1,756	+50	+13
Michigan	3,836	4,353	1,548	1,273	1,811	2,192	3,190	-25	-26
Minnesota	1,310	2,761	958	475	556	985	1,799	-26	-31
Mississippi	383	369	218	277	254	428	482	-14	-3
Missouri	1,548	2,133	1,165	959	1,074	972	1,672	-44	-38
Montana	252	234	114	64	62	180	149	-8	-20
Nebraska	717	732	370	157	236	328	730	-37	-23
Nevada	347	172	245	344	308	406	575	+13	+47
New Hampshire	233	211	66	29	58	70	186	-54	-15
New Jersey	5,470	¹ 4,992	2,726	2,210	2,187	2,734	4,036	-25	-21
New Mexico	901	990	437	361	442	472	544	-50	-49
New York	9,525	11,369	4,887	4,658	3,191	5,234	7,386	-45	-41
North Carolina	1,311	1,268	798	849	839	924	1,189	-18	-14
North Dakota	102	324	57	16	22	58	183	-34	-41
Ohio	4,445	¹ 6,541	2,097	1,912	2,423	3,210	5,539	-15	-14
Oklahoma	933	981	552	590	793	756	1,072	-18	-11
Oregon	758	779	465	479	511	691	847	-2	+1
Pennsylvania	3,732	3,757	1,687	1,249	1,446	3,895	3,503	-7	-7
Rhode Island	280	346	214	184	146	216	306	+9	(¹)
South Carolina	457	426	225	244	215	300	264	-37	-38
South Dakota	181	254	131	55	41	91	178	-41	-36
Tennessee	1,689	¹ 1,917	1,353	1,121	1,045	1,648	1,134	-8	-18
Texas	7,314	¹ 6,983	3,975	4,318	3,868	5,895	5,307	-28	-27
Utah	824	869	706	322	438	667	617	-7	-15
Vermont	29	34	14	5	3	18	12	-24	-44
Virginia	2,773	3,452	1,911	1,961	1,822	2,222	2,767	-9	-12
Washington	¹ 2,121	2,025	947	808	1,146	1,591	1,421	-37	-35
West Virginia	279	337	106	120	115	162	229	-27	-28
Wisconsin	1,509	2,370	969	576	782	1,601	2,249	-7	-6
Wyoming	146	¹ 417	128	103	91	133	154	+7	+5

Source: Department of Commerce, Bureau of the Census.

¹Change of less than one-half of 1 percent.²Revised.

Table C-7: Building Permit Activity: Valuation, in Selected Metropolitan Areas

Metropolitan area	Valuation (in millions of dollars)							Percent change, 1959-60	
	1959			1960				1st 3 mos.	1st 4 mos.
	Mar.	Apr.	Dec.	Jan.	Feb.	Mar.	Apr.		
Atlanta, Ga.....	16.3	16.2	9.3	16.4	14.3	17.2	19.4	-24	-15
Baltimore, Md.....	23.4	40.9	19.6	21.1	12.9	22.0	18.3	-9	-19
Birmingham, Ala.....	9.1	8.8	8.1	4.6	8.9	6.2	6.1	-15	-19
Boston, Mass.....	74.6	26.6	22.2	19.5	19.3	18.3	25.8	-44	-36
Buffalo, N. Y.....	9.8	11.7	6.3	6.4	5.4	5.5	12.7	-20	-10
Chicago, Ill.....	106.3	134.6	76.7	51.7	65.3	88.7	103.8	-5	-12
Cleveland, Ohio.....	24.2	32.1	14.4	13.3	22.4	21.6	32.0	+4	+2
Columbus, Ohio.....	15.1	23.1	6.8	5.3	6.0	11.4	9.8	-34	-43
Denver, Colo.....	18.5	60.3	13.2	9.9	9.6	15.1	19.9	-29	-50
Detroit, Mich.....	48.7	49.1	29.3	21.6	29.3	40.9	41.5	-6	-9
Indianapolis, Ind.....	11.0	12.1	5.6	6.7	5.8	9.6	12.1	+13	+9
Los Angeles-Long Beach, Calif.....	181.7	167.8	126.3	116.6	138.5	187.8	141.9	+3	-2
Miami, Fla.....	24.4	25.0	19.4	17.0	20.7	18.5	25.0	-34	-27
Milwaukee, Wis.....	13.4	15.5	26.4	6.9	7.6	12.8	18.2	-15	-5
New York-Northeastern New Jersey..	248.4	[†] 210.0	[†] 111.7	109.9	116.3	134.8	173.2	-41	-35
Norfolk-Portsmouth, Va.....	7.2	7.8	6.6	3.6	9.2	8.2	13.9	+25	+42
Philadelphia, Pa.....	45.2	45.9	30.9	24.4	30.8	48.0	65.1	-8	+6
Phoenix, Ariz.....	22.4	30.2	22.2	15.5	14.5	26.8	19.5	+1	-12
Rochester, N. Y.....	5.2	8.4	7.3	2.5	2.0	4.8	8.8	+9	-3
Salt Lake City, Utah.....	12.3	7.3	8.8	4.3	4.1	7.4	4.7	-14	-20
San Diego, Calif.....	35.5	38.5	35.9	33.2	28.2	33.9	29.5	-9	-13
San Francisco-Oakland, Calif.....	52.6	48.8	[†] 48.8	32.9	37.4	63.8	51.5	-1	+1
Seattle, Wash.....	[†] 21.8	22.8	12.5	17.2	13.7	22.0	18.0	-28	-26
Washington, D. C.....	52.8	55.9	37.8	23.9	23.8	39.3	40.5	-26	-27

Source: Department of Commerce, Bureau of the Census. [†] Revised.

Table C-8: Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

(Housekeeping only)

Metropolitan area	1959			1960				Percent change, 1959-60	
	Mar.	Apr.	Dec.	Jan.	Feb.	Mar.	Apr.	1st 3 mos.	1st 4 mos.
Atlanta, Ga.....	1,190	1,415	923	803	896	933	1,068	-16	-18
Baltimore, Md.....	860	1,220	371	661	357	828	594	-27	-35
Birmingham, Ala.....	644	595	284	249	326	342	351	-15	-46
Boston, Mass.....	551	1,119	782	572	946	508	861	-44	+31
Buffalo, N. Y.....	492	746	196	177	152	271	571	-31	-28
Chicago, Ill.....	4,941	7,187	2,050	1,967	1,918	3,868	4,163	-13	-26
Cleveland, Ohio.....	973	1,228	656	463	702	741	1,371	+4	-8
Columbus, Ohio.....	763	1,485	180	265	373	356	369	-29	-53
Denver, Colo.....	1,219	854	839	855	622	1,078	1,067	-5	+2
Detroit, Mich.....	2,601	2,332	853	806	1,293	1,340	1,828	-27	-25
Indianapolis, Ind.....	517	517	398	204	271	360	594	-13	-3
Los Angeles-Long Beach, Calif.....	9,992	9,324	6,543	5,208	6,399	8,522	7,871	-8	-10
Miami, Fla.....	1,495	1,547	1,331	860	1,009	1,101	1,048	-28	-29
Milwaukee, Wis.....	681	683	390	243	340	568	908	-23	-5
New York-Northeastern New Jersey..	12,030	[†] 12,225	5,587	5,172	4,087	5,967	8,479	-45	-41
Norfolk-Portsmouth, Va.....	387	475	375	228	386	305	748	-1	+19
Philadelphia, Pa.....	2,617	2,191	1,441	1,361	1,221	2,538	2,707	-5	+3
Phoenix, Ariz.....	1,603	2,206	1,800	1,155	1,268	2,101	1,339	(¹)	-13
Rochester, N. Y.....	348	369	180	86	106	187	246	-32	-33
Salt Lake City, Utah.....	411	420	485	201	226	352	305	+15	-1
San Diego, Calif.....	2,427	2,582	2,154	2,008	1,616	2,199	1,753	-16	-21
San Francisco-Oakland, Calif.....	3,359	2,625	2,028	1,793	2,082	2,566	2,435	-13	-12
Seattle, Wash.....	1,183	1,158	525	477	566	814	737	-51	-48
Washington, D. C.....	1,999	3,014	1,527	1,092	1,055	1,687	2,121	-22	-25

Source: Department of Commerce, Bureau of the Census. ¹ Change of less than one-half of 1 percent. [†] Revised.

Table C-9: Building Permit Activity: Valuation in Selected Metropolitan Areas
by Type of Building Construction

Four months 1960 (Thousands of dollars)

Type of building construction	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction ¹	67,276	74,280	25,830	82,800	29,935	309,513	89,307	32,539
New dwelling units ²	35,507	28,240	12,349	34,207	14,411	167,374	55,265	19,220
New nonresidential building	25,127	40,131	8,442	35,456	12,135	110,714	22,947	10,594
Commercial buildings	7,181	9,235	4,673	6,661	3,439	28,467	6,445	5,685
Amusement buildings	618	486	604	1,186	624	5,111	491	230
Commercial garages	0	0	0	264	3	1,055	111	30
Gasoline and service stations	664	334	56	259	421	2,046	562	212
Office buildings	4,013	2,195	2,400	2,326	562	5,707	1,988	2,177
Stores and other mercantile bldgs.	1,887	6,220	1,613	2,626	1,829	14,547	3,292	3,037
Community buildings	15,102	26,608	1,268	23,892	3,987	39,585	9,825	1,952
Educational buildings	8,501	18,261	116	19,251	2,620	26,723	8,276	720
Institutional buildings	1,385	6,000	410	585	327	8,600	0	0
Religious buildings	5,217	2,347	741	4,055	1,040	4,262	1,550	1,232
Garages, private residential	63	148	94	278	525	3,937	936	585
Industrial buildings	1,613	1,869	2,186	3,545	3,074	23,024	4,054	2,192
Public utilities buildings	633	475	0	552	633	10,230	1,102	6
All other nonresidential buildings	534	1,797	221	529	477	5,470	585	175
Additions and alterations	6,207	5,703	3,934	12,124	3,211	29,435	11,095	2,630
	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles-Long Beach, Calif.	Miami, Fla.	Milwaukee, Wis.	New York-Northeastern New Jersey	Norfolk-Portsmouth, Va.
All building construction ¹	54,532	133,301	34,039	584,808	81,166	45,465	534,271	34,963
New dwelling units ²	36,731	63,826	16,876	309,909	37,944	20,742	259,742	18,014
New nonresidential building	12,548	49,168	14,004	202,456	29,698	19,806	206,530	11,103
Commercial buildings	3,825	10,473	4,983	80,667	14,325	5,032	81,718	4,426
Amusement buildings	635	1,613	120	4,190	1,007	698	7,944	338
Commercial garages	14	4	8	893	0	157	1,644	0
Gasoline and service stations	369	1,054	201	2,287	534	72	1,572	20
Office buildings	1,110	3,241	1,603	39,981	6,811	3,203	46,054	147
Stores and other mercantile bldgs.	1,696	4,561	3,051	33,317	5,973	902	24,505	3,922
Community buildings	3,937	23,877	7,338	61,684	7,428	10,012	76,108	5,694
Educational buildings	3,456	19,665	6,865	45,064	3,280	7,010	48,427	5,218
Institutional buildings	92	2,449	125	11,073	2,994	1,703	18,193	0
Religious buildings	390	1,763	348	5,547	1,155	1,299	9,489	476
Garages, private residential	595	2,268	271	1,882	321	617	2,217	164
Industrial buildings	2,057	8,686	282	30,068	3,246	748	22,100	588
Public utilities buildings	142	722	1,024	2,290	1,595	700	3,461	4
All other nonresidential buildings	1,992	3,142	107	25,865	2,783	2,697	20,926	227
Additions and alterations	5,182	19,458	2,763	67,939	8,962	3,514	58,924	2,401
	Philadel- phia, Pa.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco- Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction ¹	168,326	76,410	18,184	20,569	124,800	185,553	70,927	127,481
New dwelling units ²	86,503	50,987	9,869	11,997	91,662	99,141	35,215	74,230
New nonresidential building	58,293	19,370	7,179	6,610	25,248	55,980	26,352	41,773
Commercial buildings	16,993	10,718	1,561	2,151	8,184	32,013	10,171	17,302
Amusement buildings	1,902	208	117	240	1,293	3,124	6,040	1,384
Commercial garages	276	44	0	3	8	3,091	15	0
Gasoline and service stations	1,159	469	136	94	363	944	488	486
Office buildings	2,275	6,762	554	140	2,538	16,733	1,340	9,896
Stores and other mercantile bldgs.	11,380	3,236	753	1,675	3,982	8,122	2,288	5,536
Community buildings	11,517	5,061	3,458	1,778	8,505	8,673	11,873	15,314
Educational buildings	5,896	3,720	3,138	1,764	6,847	1,659	7,829	6,355
Institutional buildings	1,060	409	0	0	692	5,158	2,575	7,399
Religious buildings	4,562	932	320	14	966	1,856	1,469	1,560
Garages, private residential	880	63	258	203	1,101	507	277	153
Industrial buildings	21,674	1,504	1,718	1,599	2,272	10,728	2,240	848
Public utilities buildings	4,887	10	0	271	846	1,313	95	3,219
All other nonresidential buildings	2,342	2,014	184	608	4,341	2,746	1,697	4,937
Additions and alterations	22,000	5,720	1,129	1,961	7,279	27,358	6,757	11,453

Source: Department of Commerce, Bureau of the Census.
separately. ² Housekeeping only.

¹ Includes new nonhousekeeping residential building, not shown separat

Part D.—Contract Awards

Table D-1: Contract Awards: Public Construction, Value, by Ownership and Type of Construction*
(Millions of dollars)

Period	All public construction			Residential buildings	Federally owned			
	Total	Federally owned	State and locally owned		Nonresidential buildings			
					Total	Educational	Hospital and institutional	Administrative and service
Year 1959	11,595.7	2,484.8	9,110.9	271.4	885.7	64.1	59.3	199.0
1959: January	854.7	141.1	713.6	4.3	76.7	1.3	15.5	10.3
February	731.4	121.6	609.8	2.3	37.0	2.9	3.0	3.8
March	1,070.0	354.0	716.0	23.3	116.8	.1	0	55.1
April	1,065.6	242.7	822.9	21.9	87.0	8.6	5.0	8.6
May	1,101.2	205.6	895.6	32.2	92.4	1.9	2.7	19.4
June	1,431.7	408.6	1,023.1	48.6	192.8	12.2	17.2	28.6
July	1,039.9	118.7	921.2	25.5	63.2	1.8	8.2	27.0
August	927.4	185.7	741.7	53.4	25.8	1.7	2.0	3.2
September	823.4	150.1	673.3	26.2	53.4	25.8	.3	18.1
October	889.2	192.9	696.3	30.2	40.3	1.7	4.1	13.8
November	831.0	170.0	661.0	3.3	64.7	4.9	0	5.0
December	830.2	193.8	636.4	.2	35.6	1.2	1.3	6.1
1960: January	738.7	136.4	602.3	13.0	35.7	2.5	3.2	4.8
February	813.6	162.0	651.6	2.2	65.6	.4	1.7	18.3
March	1,089.3	170.4	918.9	15.0	65.9	4.1	1.0	19.5
April	1,076.8	166.3	910.5	7.8	45.7	4.5	.9	2.6
May	1,117.3	176.9	940.4	26.7	27.5	2.3	.6	5.5
Percent change, first 5 months 1959-60								
(¹)	-24	+7	-23	-41	-7	-72	-48	
Federally owned—Con.								
Period	Nonresidential buildings—Con.					Airfields**	Conservation and development	Highways
	Other nonresidential buildings							
	Total	Airfield buildings	Troop housing	Warehouses	All other			
Year 1959	563.3	179.2	45.6	22.1	316.4	333.4	528.5	85.9
1959: January	49.6	22.4	5.2	1.7	20.3	23.6	19.2	3.4
February	27.3	12.6	1.3	.7	12.7	26.1	46.4	.5
March	61.6	29.2	4.0	2.1	26.3	28.3	106.2	6.6
April	64.8	19.0	19.2	3.4	23.2	72.9	33.9	6.4
May	68.4	16.7	5.5	3.4	42.8	15.0	47.1	4.3
June	134.8	46.0	8.8	4.7	75.3	47.9	63.3	12.8
July	26.2	13.6	0	1.0	11.6	3.7	7.2	2.5
August	18.9	6.4	.7	.1	11.7	21.6	33.4	7.1
September	9.2	0	0	.2	9.0	8.6	26.0	9.1
October	20.7	1.2	.1	.2	19.2	4.6	22.8	5.0
November	54.8	2.0	.1	1.0	51.7	14.8	59.4	22.0
December	27.0	10.1	.7	3.6	12.6	66.3	63.6	6.2
1960: January	25.2	3.7	5.0	1.1	15.4	37.4	32.4	9.7
February	45.2	15.3	4.6	.3	25.0	40.4	33.6	5.7
March	41.3	7.2	6.4	.6	27.1	34.5	16.5	16.1
April	37.7	13.2	4.8	2.4	17.3	47.2	45.7	8.5
May	19.1	8.3	2.3	1.8	6.7	28.9	58.5	16.1
Percent change, first 5 months 1959-60								
-38	-52	-34	-45	-27	+14	-26	+165	

See footnotes at end of table.

Table D-1: Contract Awards: Public Construction, Value, by Ownership and Type of Construction*-Con.
(Millions of dollars)

Period	Federally owned-Con.			State and locally owned				
	Electric power	All other**	Residential buildings	Nonresidential buildings				Other
				Total	Educational	Hospital and institutional	Administrative and service	
Year 1959.....	222.6	157.3	306.9	3,236.7	2,203.3	304.5	325.6	403.3
1959: January.....	4.2	9.7	35.0	227.4	144.8	15.3	18.8	48.5
February.....	1.7	7.6	16.2	209.7	149.8	30.0	10.3	19.6
March.....	54.0	18.8	20.1	281.4	200.4	38.7	27.6	14.7
April.....	3.9	16.7	46.9	290.2	209.7	27.9	27.1	25.5
May.....	9.0	5.6	27.5	281.9	183.7	33.4	34.1	30.7
June.....	10.9	32.3	37.4	318.5	206.0	37.3	45.7	29.5
July.....	11.7	4.9	9.5	295.8	201.2	22.5	37.6	34.5
August.....	28.2	16.2	19.8	282.2	184.2	20.9	34.2	42.9
September.....	14.6	12.2	31.2	255.8	173.4	25.5	18.0	38.9
October.....	81.4	8.6	26.0	262.0	204.7	12.6	19.3	25.4
November.....	.8	5.0	19.9	259.4	169.3	13.9	32.1	44.1
December.....	2.2	19.7	17.4	272.4	176.1	26.5	20.8	49.0
1960: January.....	5.5	2.7	13.6	215.7	161.4	16.1	16.7	21.5
February.....	5.2	9.3	32.7	220.0	140.5	15.3	35.9	28.3
March.....	8.9	13.5	38.4	355.0	259.6	25.9	40.2	29.3
April.....	1.9	9.5	23.8	304.0	209.0	21.7	41.8	31.5
May.....	9.9	9.3	39.9	358.9	265.8	31.7	34.0	27.4
Percent change, first 5 months 1959-60								
	-57	-24	+2	+13	+17	-24	+43	-1
Period	State and locally owned-Con.							
	Highways	Sewer and water systems			Public service enterprises			Conservation and development
		Total	Sewer	Water	Total	Electric power	Other	
Year 1959.....	3,718.8	1,148.4	741.8	406.6	422.5	235.6	186.9	146.1
1959: January.....	320.6	95.2	51.7	43.5	15.5	9.6	5.9	8.0
February.....	249.4	107.3	52.8	54.5	14.5	7.5	7.0	6.0
March.....	274.3	81.3	56.4	24.9	36.7	9.5	27.2	6.1
April.....	339.5	94.1	67.9	26.2	31.8	17.3	14.5	11.7
May.....	397.6	123.9	68.1	55.8	38.7	17.6	21.1	14.5
June.....	447.6	133.8	95.1	38.7	59.3	37.2	22.1	18.4
July.....	384.2	106.5	76.3	30.2	101.3	77.1	24.2	7.9
August.....	287.0	93.2	64.0	29.2	28.0	15.0	13.0	18.9
September.....	248.7	82.7	53.2	29.5	29.4	19.2	10.2	13.0
October.....	256.9	90.0	53.4	36.6	24.2	9.3	14.9	22.9
November.....	281.4	61.0	45.5	15.5	26.6	11.8	14.8	6.3
December.....	231.6	79.4	57.4	22.0	16.5	4.5	12.0	6.7
1960: January.....	241.9	82.1	50.6	31.5	36.4	19.8	16.6	6.4
February.....	305.9	69.7	42.1	27.6	10.9	3.3	7.6	6.6
March.....	381.1	96.8	57.8	39.0	25.8	8.8	17.0	11.7
April.....	448.2	78.2	53.2	25.0	31.3	10.9	20.4	6.9
May.....	377.5	97.9	61.5	36.4	40.6	16.6	24.0	9.6
Percent change, first 5 months 1959-60								
	+11	-15	-11	-22	+6	-3	+13	-11

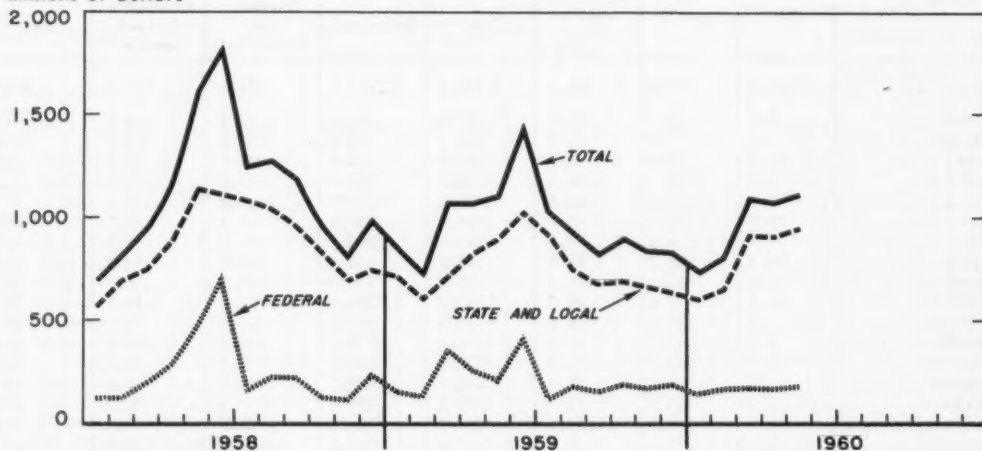
Source: Department of Commerce, Bureau of the Census. *Includes major force-account projects started, principally by TVA and State highway departments. **Beginning with January 1958, includes missile launching facilities which were previously included under all other federally owned. †Change of less than one-half of 1 percent.

NOTE: Data has been revised to include data for Alaska and Hawaii as well as routine revisions normally made at this time of year.

Chart 4

Contracts Awarded for Public Construction By Ownership

Millions of Dollars



SOURCE: DEPARTMENT OF COMMERCE

CONSTRUCTION REVIEW C. D. 60-10-6

Table D-2.—Contract Awards: Highway Construction, Value, by Ownership, Source of Funds, and Type of Facility *
(Millions of dollars)

Period	All highway con- struction	Federally owned	State owned					Locally owned**
			Total	Federally aided projects		Independent state projects		
				Total value	Federal funds	Total value	Toll facilities	
Year: 1959.....	3,804.7	85.9	3,212.6	2,638.1	1,876.7	574.5	59.2	506.2
1959: January.....	324.0	3.4	294.0	266.9	197.4	27.1	3.5	26.6
February.....	249.9	.5	227.9	210.3	156.5	17.6	1.0	21.5
March.....	280.9	6.6	244.0	207.5	146.6	36.5	7.8	30.3
April.....	345.9	6.4	293.9	230.6	162.3	63.3	0	45.6
May.....	401.9	4.3	337.2	281.6	204.9	55.6	1.3	60.4
June.....	460.4	12.8	384.5	272.2	185.3	112.3	37.9	63.1
July.....	386.7	2.5	328.9	248.7	168.8	80.2	.1	55.3
August.....	294.1	7.1	225.8	187.1	137.0	38.7	0	61.2
September.....	257.8	9.1	196.7	158.6	109.7	38.1	3.8	52.0
October.....	261.9	5.0	208.9	173.6	126.2	35.3	.1	48.0
November.....	303.4	22.0	253.3	225.4	160.8	27.9	0	28.1
December.....	237.8	6.2	217.5	175.6	121.2	41.9	3.7	14.1
1960: January.....	251.6	9.7	190.0	164.7	111.9	25.3	3.9	51.9
February.....	311.6	5.7	220.3	177.6	128.3	42.7	12.9	85.6
March.....	397.2	16.1	296.8	246.8	174.8	50.0	1.3	84.3
April.....	456.7	8.5	399.7	341.5	252.5	58.2	1	48.5
May.....	393.6	16.1	312.6	238.1	167.8	74.5	0	64.9
Percent change, first 5 months 1959-60								
	+ 13	+ 165	+ 2	- 2	- 4	+ 25	+ 34	+ 82

Source: U.S. Department of Commerce, Bureau of the Census.

*Includes force-account work started on Federal and State projects.

**By municipalities and counties.

See Note to table D-1.

Table D-3: Contract Awards: Value Reported by the F. W. Dodge Corporation
(U. S. Summary, excluding Alaska and Hawaii)

Period	All construction	Building			Engineering			Dodge index of contract awards, seasonally adjusted (1947-49=100)
		Total	Residential	Non-residential	Total	Public works	Utilities	
Value (in millions of dollars)								
1956.....	31,612	24,070	12,862	11,208	7,542	5,428	2,115	.....
1957.....	32,174	24,333	13,040	11,293	7,840	5,464	2,375	.....
1958.....	35,090	25,644	14,695	10,948	9,446	6,802	2,644	.....
1959.....	36,420	28,672	17,195	11,477	7,747	5,813	1,933	.....
12 months ending in—								
1959: June.....	37,190	28,244	17,078	11,165	8,947	6,595	2,351	288
July.....	37,266	28,509	17,216	11,292	8,758	6,503	2,254	289
August.....	36,921	28,526	17,324	11,201	8,396	6,258	2,137	258
September.....	36,792	28,672	17,345	11,326	8,121	6,099	2,021	269
October.....	36,633	28,653	17,270	11,382	7,979	6,023	1,955	278
November.....	36,447	28,589	17,172	11,416	7,858	5,910	1,947	231
December.....	36,420	28,672	17,195	11,477	7,747	5,813	1,933	244
1960: January.....	36,294	28,560	17,100	11,460	7,732	5,794	1,936	235
February.....	36,232	28,474	17,019	11,455	7,756	5,804	1,951	234
March.....	35,949	28,392	16,776	11,616	7,556	5,892	1,663	252
April.....	35,557	27,914	16,430	11,484	7,641	5,921	1,719	266
May.....	35,366	27,742	16,211	11,531	7,623	5,784	1,839	244
June.....	35,179	27,518	15,932	11,586	7,660	5,873	1,787	272
Percent change, 12 months ending in—								
June 1959-60 ..	- 5	- 3	- 7	+ 4	- 14	- 11	- 24	.....

Source: Table compiled by Department of Commerce (BDSA) from data published by the F. W. Dodge Corporation.

Table D-4: Contract Awards: Value Reported by the Engineering News-Record
(U. S. Summary, excluding Alaska and Hawaii)

Period	All construction contract awards	Ownership		Type of construction					
				Buildings		Highways and bridges	Sewer systems	Water systems	Unclassified and all other
		Private	Public	Private industrial	Other				
Value (in millions of dollars)									
1956.....	21,712	13,490	8,222	5,335	9,775	3,097	579	356	2,570
1957.....	17,986	8,386	9,600	3,081	7,791	3,745	556	369	2,444
1958.....	19,166	7,731	11,435	1,757	9,199	4,445	619	307	2,845
1959.....	20,279	10,388	9,891	2,981	9,992	3,456	653	373	2,824
12 months ending in—									
1959: June.....	19,884	8,589	11,295	2,128	9,590	4,479	640	368	2,683
July.....	19,884	8,931	10,953	2,274	9,456	4,488	658	375	2,636
August.....	19,757	8,987	10,770	2,354	9,369	4,334	653	382	2,668
September.....	19,947	9,539	10,408	2,662	9,539	4,060	648	372	2,668
October.....	19,819	9,720	10,099	2,711	9,624	3,815	646	372	2,654
November.....	20,165	10,080	10,085	2,888	9,837	3,712	661	378	2,691
* December.....	20,004	10,325	9,679	2,974	9,888	3,389	628	369	2,758
1960: January.....	19,868	10,352	9,515	2,970	9,795	3,347	641	357	2,759
February.....	19,955	10,381	9,573	3,004	9,820	3,393	641	336	2,762
* March.....	19,771	10,339	9,431	2,743	9,801	3,425	639	318	2,845
April.....	20,370	10,877	9,492	2,883	10,132	3,534	625	375	2,821
May.....	20,181	10,766	9,413	2,854	9,936	3,562	605	363	2,861
* June.....	20,839	11,269	9,570	2,866	10,390	3,517	607	382	3,078
Percent change, 12 months ending in—									
June 1959-60 ...	+ 5	+ 31	- 15	+ 35	+ 8	- 21	- 5	+ 4	+ 15

Source: Table compiled by Department of Commerce (BDSA) from data published by the Engineering News-Record. Data include only those projects with contract values above the following minimum sizes: Water supply, earthwork, and waterways—\$44,000; other public works—\$73,000; industrial buildings—\$93,000; other buildings—\$344,000. *Adjusted to 52 weeks.

Part E.—Costs and Prices

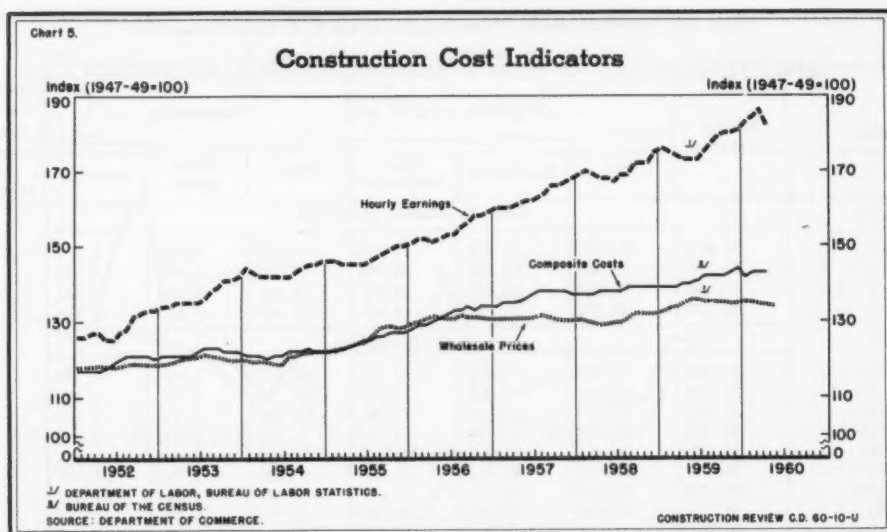


Table E-1.—Construction Cost Indexes
(1947-49=100)

Period	Department of Commerce composite cost index*	Monthly and quarterly component indexes									
		American Appraisal Co.	Associated General Contractors	E. H. Boeckh and Associates			Engineering News-Record		Bureau of Public Roads, highway	Geo. A. Fuller Co.	Turner Construction Co.
				Residences	Apartments, hotels, and office buildings	Commercial and factory buildings	Building	Construction			
Annual averages											
1955.....	125	129	136	123.9	130.6	131.9	139.3	146.5	106.1	124	123
1956.....	132	135	143	129.4	137.0	138.7	145.9	153.8	113.4	130	134
1957.....	137	141	149	131.8	141.2	143.7	151.2	160.8	118.1	136	142
1958.....	138	145	154	133.0	143.6	146.7	156.0	168.6	116.3	142	142
1959.....	141	150	160	137.4	148.6	151.8	162.8	177.0	114.4	147	145
Current indexes											
1959: March.....	139	148	157	135.7	146.6	149.7	160.6	173.5	116.4	145	.....
April.....	140	148	157	136.4	147.3	150.6	161.4	174.2	113.3	145	144
May.....	140	150	158	137.0	148.1	151.3	161.8	175.5			
June.....	141	150	160	137.9	149.2	152.5	163.0	176.6	113.5	148	145
July.....	142	150	161	138.2	149.6	152.8	163.9	178.7			
August.....	142	151	161	138.4	149.8	153.0	164.8	180.1	114.2	148	145
September..	142	151	162	138.4	149.9	153.0	165.2	180.3			
October....	142	151	163	138.4	149.9	153.0	165.1	180.2	114.2	148	145
November..	143	152	163	138.7	150.1	153.2	164.7	179.8			
December..	144	152	163	138.9	150.4	153.6	164.3	179.6	111.0	149	145
1960: January...	142	152	163	139.1	150.6	153.7	164.8	180.3			
February...	143	152	163	139.8	151.5	154.4	165.1	180.5	111.0	149	145
March.....	143	152	164	139.5	151.1	154.2	165.0	180.7			
April.....	143	153	164	139.8	151.3	154.4	165.0	180.7	.....	150	145
May.....	144	153	164	140.1	151.8	154.9	165.8	182.1			
Percent change											
May 1959-60.....	+ 2	+ 3	+ 4	+ 2	+ 3	+ 3	+ 2	+ 4	¹ - 5	² + 3	² + 1

Sources as stated above. *A composite of cost indexes, compiled by the Bureau of the Census, representative of the major types of construction weighted by the current relative importance of each type. Other component indexes, available annually or semi-annually, are included on an interpolative basis. These composite cost indexes do not reflect the new estimates for construction put in place in the United States as shown in tables A-1 and A-2 of this issue. ¹ First quarter 1959-60. ² Second quarter 1959-60.

Table E-2.—Indexes of Wholesale Prices of Materials Used in Construction, by Selected Groups and Commodities
(1947-49=100, unless otherwise noted)

Period	All construction materials	Lumber and wood products							
		Softwoods			Selected hardwood lumber	Millwork	Plywood		
		Douglas fir	Southern pine	Other			Group index	Softwood	Hardwood
Annual averages									
1955.....	125.5	130.5	115.2	136.8	120.4	128.7	105.4	110.3	102.6
1956.....	130.6	129.9	119.2	137.4	126.0	129.1	101.7	100.8	104.7
1957.....	130.6	116.8	114.6	132.8	114.8	128.3	96.4	91.3	103.3
1958.....	130.5	114.6	112.8	129.4	114.4	128.2	97.1	91.8	104.5
1959.....	134.6	130.7	116.6	137.7	122.0	135.9	101.2	97.9	106.2
Monthly indexes									
1959: June.....	135.8	137.4	116.9	141.4	123.7	137.3	105.2	104.8	107.0
July.....	135.3	135.6	117.4	141.0	123.6	137.7	102.4	99.9	106.8
August.....	135.4	136.0	117.7	142.3	123.4	138.6	100.9	97.2	106.5
September....	135.0	132.8	118.5	142.2	123.1	138.7	96.6	89.1	106.5
October.....	135.0	130.4	118.6	139.6	122.8	138.7	96.5	89.1	106.3
November....	134.6	124.9	118.5	137.7	123.3	138.1	94.5	85.3	106.3
December....	134.9	126.9	118.4	135.7	123.9	137.9	97.2	90.4	106.3
1960: January....	135.2	127.7	118.1	135.3	124.6	137.8	98.2	92.2	106.3
February....	135.0	127.3	117.5	136.0	124.1	137.7	97.0	89.5	106.9
March.....	134.5	126.9	117.2	135.6	124.5	137.7	95.9	86.5	107.8
April.....	134.3	125.7	117.2	136.0	125.1	136.8	96.1	86.9	107.8
May.....	^a 133.9	^a 124.1	116.8	134.9	125.2	136.9	^a 95.7	85.9	^a 108.2
June.....	133.2	121.7	116.0	132.3	125.2	136.9	95.5	85.6	108.2
Percent change									
June 1959-60.....	- 2	- 11	- 1	- 6	+ 1	(¹)	- 9	- 18	(¹)
Period	Building paper and board			Prepared paint	Metals and metal products				
	Group index	Insulation board	Hard-board**		Selected finished steel products				
					Structural shapes	Reinforcing bars	Galvanized sheets, carbon	Black pipe, carbon	Wire nails, 8d common
1955.....	.....	130.9	.....	114.5	151.9	158.8	138.8	150.7	151.9
1956.....	.....	136.9	.....	120.0	162.9	169.7	148.2	168.7	165.3
1957.....	.....	141.5	.....	126.3	187.5	184.1	152.5	185.4	177.9
1958.....	143.2	144.5	99.3	128.3	195.4	190.8	156.6	191.5	182.2
1959.....	146.4	148.5	100.3	128.3	199.6	195.0	161.2	190.9	182.2
1959: June.....	146.7	148.9	100.4	128.3	199.6	195.0	160.4	190.9	182.2
July.....	147.3	149.9	100.4	128.3	199.6	195.0	160.4	190.9	182.2
August.....	147.6	150.4	100.4	128.3	199.6	195.0	160.4	190.9	182.2
September....	147.6	150.4	100.4	128.3	199.6	195.0	160.4	190.9	182.2
October.....	147.6	150.4	100.4	128.3	199.6	195.0	161.6	190.9	182.2
November....	147.6	150.4	100.4	128.3	199.6	195.0	163.2	190.9	182.2
December....	147.6	150.4	100.4	128.3	199.6	195.0	163.2	190.9	182.2
1960: January....	147.6	150.4	100.4	128.3	199.6	195.0	163.2	190.9	182.2
February....	147.6	150.4	100.4	128.3	199.6	195.0	163.2	190.9	182.2
March.....	146.5	148.6	100.4	128.3	199.6	195.0	163.2	190.9	182.2
April.....	145.1	146.5	100.4	128.3	199.6	195.0	163.2	190.9	182.2
May.....	145.1	146.5	100.4	128.3	199.6	195.0	163.2	190.9	182.2
June.....	145.1	146.5	100.4	128.3	199.6	195.0	163.2	190.9	174.9
Percent change									
June 1959-60.....	- 1	- 2	0	0	0	0	+ 2	0	0

See footnotes at end of table.

Table E-2: Indexes of Wholesale Prices of Materials Used in Construction, by Selected Groups and Commodities—Con.
(1947-49=100, unless otherwise noted)

Period	Metals and metal products—Con.									
	Selected nonferrous metal products			Builders' hardware			Plumbing fixtures and brass fittings			
	Copper water tubing	Building wire, type RH-RW	Nonmetallic sheathed cable	Cabinet hinge	Door lock set	Butts	Group index*	Enameled iron fixtures	Vitreous china fixtures	Brass fittings
1955.....	156.5	126.6	96.5	127.6	128.9	168.4	125.4	130.3	118.9	126.5
1956.....	174.4	155.9	110.1	138.3	137.6	168.4	133.9	126.9	124.2	141.6
1957.....	151.2	132.7	84.0	137.5	147.1	168.4	130.2	126.1	124.2	137.4
1958.....	141.8	106.1	75.9	137.2	153.0	168.4	123.7	115.4	115.6	134.1
1959.....	149.4	126.9	87.7	136.7	155.1	168.4	130.1	120.7	122.6	142.2
1959: June.....	152.1	126.7	86.9	136.4	155.1	168.4	130.9	120.8	123.1	144.0
July.....	140.3	126.7	84.8	136.4	155.1	168.4	130.9	120.8	123.1	144.0
August.....	139.6	126.7	84.8	136.4	155.1	168.4	131.0	120.8	123.1	144.1
September.....	147.6	126.7	84.8	136.4	155.1	168.4	131.0	120.8	123.1	144.1
October.....	149.7	137.2	91.5	136.4	155.1	168.4	131.0	120.8	123.1	144.1
November.....	156.1	145.8	95.9	136.4	155.1	168.4	132.4	123.9	125.5	144.1
December.....	156.1	145.8	95.9	136.4	155.1	168.4	133.2	125.3	127.4	144.1
1960: January.....	156.1	145.8	95.9	136.4	155.1	168.4	134.0	126.8	129.4	144.1
February.....	156.1	143.7	94.5	136.4	155.1	168.4	133.9	126.8	129.4	143.9
March.....	156.1	132.8	85.4	136.4	155.1	174.6	133.9	126.8	129.3	143.8
April.....	156.1	132.8	85.4	140.2	155.4	175.0	132.1	124.4	124.4	143.8
May.....	156.1	129.1	85.7	140.2	155.4	175.0	132.7	126.7	125.0	143.4
June.....	151.4	125.2	83.4	140.2	155.4	175.0	131.6	126.7	121.3	142.8
Percent change										
June 1959-60.....	- 1	- 1	- 1	+ 3	(1)	+ 4	+ 1	+ 5	- 2	- 1

Period	Metals and metal products—Con.								Machinery and motive products	
	Heating equipment					Fabricated structural metal products			Elevators and escalators	Fans and blowers, except portable
	Group index*	Steam and hot water	Warm air furnaces	Fuel burning equipment	Water heaters, domestic	Metal doors, sash and trim	Roofing**			
							Steel	Corrugated aluminum		
1955.....	115.0	134.3	121.3	105.2	109.1	139.4	.....	.....	120.8	149.0
1956.....	119.0	139.6	126.3	108.9	107.8	145.6	.....	.....	128.3	166.0
1957.....	122.1	146.7	128.2	113.3	106.8	140.6	.....	.....	138.3	176.3
1958.....	121.2	150.9	122.8	116.0	101.9	141.8	102.3	96.5	139.3	180.4
1959.....	121.7	154.8	123.5	115.7	99.5	135.2	105.2	96.3	139.5	182.5
1959: June.....	121.7	154.7	123.6	115.9	99.5	134.2	104.7	96.3	139.7	182.2
July.....	121.7	154.7	123.4	115.8	99.5	134.2	104.7	96.3	139.7	182.2
August.....	121.6	154.7	123.4	115.9	99.0	134.2	104.7	96.3	139.7	182.2
September.....	121.4	154.7	123.4	115.9	98.4	134.2	104.7	96.3	139.7	182.2
October.....	121.5	154.7	123.4	115.9	98.7	134.2	105.4	96.3	140.0	182.2
November.....	121.5	154.7	123.4	115.2	98.0	134.2	106.5	96.3	140.0	182.2
December.....	121.6	155.4	123.2	114.8	99.0	134.2	106.5	96.3	140.0	182.2
1960: January.....	120.9	155.4	122.5	114.8	97.2	134.5	106.5	99.4	140.0	182.2
February.....	120.3	155.4	121.9	115.1	94.9	134.6	106.5	100.9	140.0	182.5
March.....	120.1	155.4	122.0	115.4	93.8	134.8	106.5	100.9	140.0	182.5
April.....	120.1	155.4	122.0	115.4	93.9	132.6	106.5	100.9	140.0	182.5
May.....	120.2	155.6	121.8	115.4	93.9	131.6	106.5	100.9	139.9	182.5
June.....	120.2	155.6	121.9	115.6	93.6	131.8	106.6	100.9	139.9	182.5
Percent change										
June 1959-60.....	- 1	+ 1	- 1	(1)	- 6	- 2	+ 2	+ 5	(1)	(1)

See footnotes at end of table.

Table E-2: Indexes of Wholesale Prices of Materials Used in Construction, by Selected Groups and Commodities—Con.
(1947-49=100 unless otherwise noted)

Period	Nonmetallic minerals—structural								
	Flat glass		Concrete ingredients			Concrete products			
	Plate	Window	Group index	Sand, gravel, and crushed stone	Portland cement	Group index	Building block	Concrete pipe	Ready-mixed concrete**
1955.....	134.7	136.9	124.8	119.1	131.4	118.6	112.2	137.9	.....
1956.....	141.6	142.4	130.6	122.6	139.7	123.0	115.6	144.1	.....
1957.....	145.7	145.9	136.0	126.5	146.9	126.4	118.5	148.8	.....
1958.....	145.2	145.5	139.0	128.8	150.6	128.1	117.7	152.8	100.4
1959.....	144.7	145.3	140.3	129.9	152.2	129.7	117.5	159.1	101.6
1959: June.....	145.0	145.3	140.1	129.5	152.2	129.7	116.8	159.6	101.7
July.....	145.0	145.3	140.4	130.0	152.2	129.9	118.0	159.2	101.7
August.....	145.0	145.3	140.4	130.0	152.2	129.7	117.8	159.2	101.6
September.....	145.0	145.3	140.4	130.1	152.1	130.2	118.1	159.2	102.0
October.....	145.0	145.3	140.4	130.1	152.1	130.3	118.6	159.2	102.0
November.....	145.0	145.3	140.4	130.2	152.1	130.3	118.6	159.2	102.0
December.....	145.0	145.3	140.4	130.2	152.1	130.4	118.6	160.3	102.0
1960: January.....	145.0	145.3	142.0	130.5	155.1	130.5	119.1	160.3	102.0
February.....	145.0	145.3	142.0	130.5	155.2	131.1	120.1	160.3	102.4
March.....	145.0	145.3	142.1	130.7	155.2	131.0	120.1	160.3	102.3
April.....	145.0	145.3	142.1	130.8	155.2	131.3	120.4	160.6	102.6
May.....	137.3	141.1	142.1	130.8	155.2	131.5	120.4	160.6	102.7
June.....	137.3	141.1	142.1	130.6	155.2	131.3	120.4	160.5	102.6
Percent change									
June 1959-60.....	-5	-3	+1	+1	+2	+1	+3	+1	+1
Period	Nonmetallic minerals—structural—Con.								
	Structural clay products				Gypsum products				Prepared asphalt roofing
	Group index*	Building brick	Clay tile	Clay sewer pipe	Group index	Lath	Wallboard	Plaster, base coat	
1955.....	126.4	125.3	122.9	139.4	122.1	118.7	121.1	127.8	106.1
1956.....	133.2	132.9	127.2	149.3	127.1	123.5	124.9	136.2	111.7
1957.....	135.0	134.7	127.5	156.3	127.1	123.8	124.9	136.2	122.3
1958.....	135.9	135.6	128.6	158.2	132.1	127.8	129.5	143.2	112.8
1959.....	139.1	139.0	130.7	163.8	133.1	128.6	130.4	144.6	116.4
1959: June.....	139.3	139.1	130.7	164.8	133.1	128.6	130.4	144.6	113.6
July.....	139.6	139.6	130.7	165.6	133.1	128.6	130.4	144.6	111.9
August.....	139.4	139.2	130.7	165.6	133.1	128.6	130.4	144.6	111.9
September.....	139.5	139.4	130.7	165.6	133.1	128.6	130.4	144.6	110.8
October.....	139.4	139.4	130.7	164.8	133.1	128.6	130.4	144.6	110.8
November.....	139.7	139.4	131.3	164.8	133.1	128.6	130.4	144.6	113.6
December.....	139.9	139.9	131.3	164.8	133.1	128.6	130.4	144.6	113.6
1960: January.....	140.7	140.6	132.5	164.8	133.1	128.6	130.4	144.6	113.6
February.....	140.9	140.6	133.1	164.8	133.1	128.6	130.4	144.6	107.6
March.....	140.9	140.6	133.1	164.8	133.2	128.6	130.5	144.6	107.6
April.....	140.9	140.6	133.1	164.8	133.2	128.6	130.5	144.6	106.6
May.....	141.3	141.2	133.1	165.4	133.2	128.6	130.5	144.6	106.6
June.....	141.3	141.3	133.1	165.4	133.2	128.6	130.5	144.6	106.6
Percent change									
June 1959-60.....	+1	+2	+2	(1)	(1)	0	(1)	0	-6

See footnotes at end of table.

Table E-2: Indexes of Wholesale Prices of Materials Used in Construction, by Selected Groups and Commodities-Con.

(1947-49 = 100 except as noted)

Period	Nonmetallic minerals—structural—Con.			Furniture and other household durables			
	Selected miscellaneous commodities			Kitchen cabinets, metal, base only	Linoleum, inlaid	Asphalt floor tile	Rubber floor tile
	Group index*	Insulation materials	Asbestos cement shingles				
1955.....	121.7	106.6	136.8	131.7	120.4	96.5	107.7
1956.....	125.3	101.5	146.8	138.1	126.1	106.3	110.6
1957.....	130.5	102.8	155.1	145.1	126.7	100.8	113.2
1958.....	134.1	103.9	160.8	151.3	128.6	97.2	114.9
1959.....	136.6	103.1	166.0	151.9	130.3	99.4	114.9
1959: June.....	136.9	102.9	167.0	151.6	130.5	98.4	114.9
July.....	136.9	102.9	167.0	151.6	130.5	98.4	114.9
August.....	136.9	102.9	167.0	151.6	130.5	98.4	114.9
September.....	136.9	102.9	167.0	151.6	130.5	100.4	114.9
October.....	136.9	102.9	167.0	152.7	130.5	101.5	114.9
November.....	136.9	102.9	167.0	152.7	130.5	101.5	114.9
December.....	136.9	102.9	167.0	152.7	130.5	101.5	114.9
1960: January.....	137.5	102.9	168.4	152.8	135.3	101.5	114.9
February.....	139.3	102.9	172.8	152.8	135.3	101.5	114.9
March.....	139.3	102.9	172.8	152.8	134.2	101.5	114.9
April.....	140.8	105.7	172.8	152.8	134.2	101.5	114.9
May.....	141.2	106.5	172.8	152.8	134.2	101.5	114.9
June.....	141.2	106.5	172.8	152.8	134.2	101.5	114.9
Percent change							
June 1959-60.....	+3	+4	+4	+1	+3	+3	0

Source: Department of Labor, Bureau of Labor Statistics.

*Includes items not shown separately.

**Introduced Jan. 1958. Jan.

1958=100. ¹Change of less than one-half of 1 percent.[†]Revised.

Table E-3, Union Hourly Wage Scales for Selected Building Trades, are shown quarterly in the March, June, September, and December issues.

Part F.—Construction Materials

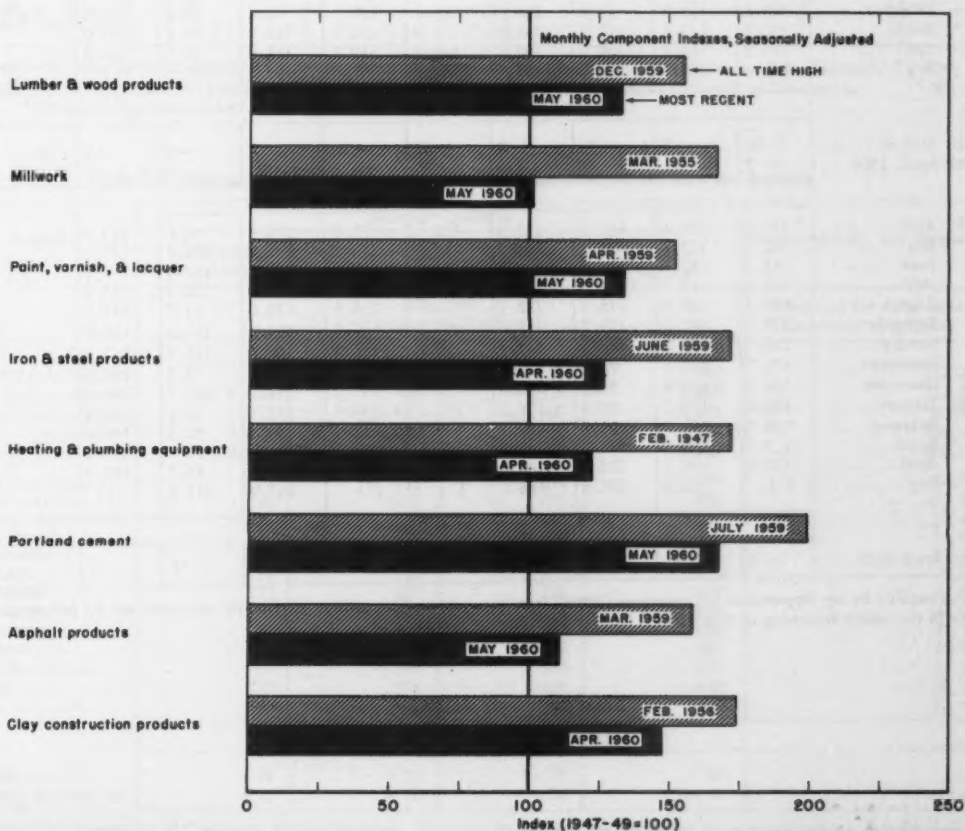
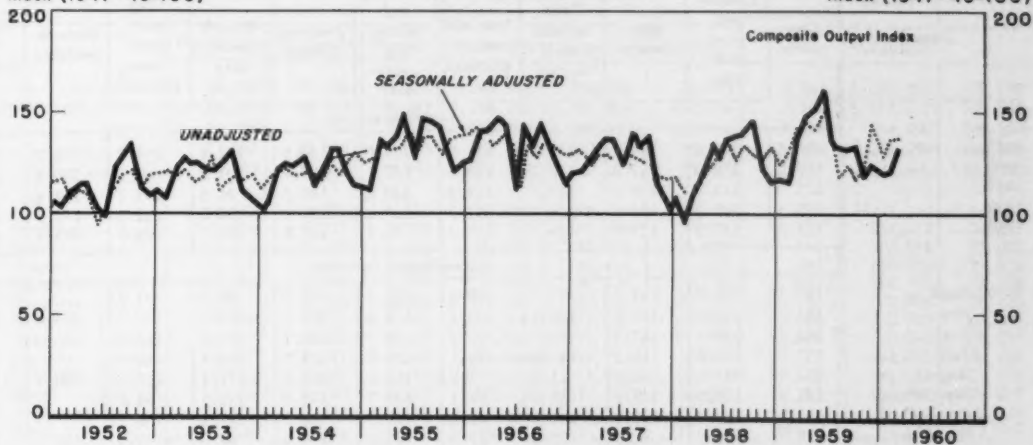
Chart 6.

Construction Materials

Indexes of Output

Index (1947-49=100)

Index (1947-49=100)



SOURCE: DEPARTMENT OF COMMERCE.

CONSTRUCTION REVIEW C.D. 60-10-T

Table F-1.—Construction Materials: Indexes of Output, Unadjusted and Seasonally Adjusted
(1947-49=100)

Period	Composite	Lumber and wood products	Mill-work	Paint, varnish and lacquer	Iron and steel products	Heating and plumbing equipment	Portland cement	Asphalt products	Clay construction products	Gypsum products	Plumbing fixtures
Annual averages											
1955.....	132.5	126.6	149.7	117.2	135.0	147.0	147.9	112.4	154.2	178.2	139.8
1956.....	133.6	128.0	132.9	117.2	141.6	137.1	157.7	101.8	160.0	170.4	128.5
1957.....	125.7	115.7	118.8	117.4	143.0	120.0	148.5	96.5	133.2	154.4	114.1
1958.....	125.5	121.9	108.4	124.9	123.7	127.2	155.1	102.6	132.3	172.5	117.9
1959.....	134.2	137.3	121.9	133.7	116.4	137.1	168.8	105.7	149.0	203.4	146.1
Unadjusted indexes											
1959: April.....	^r 150.3	144.0	132.6	157.5	160.8	132.2	174.0	90.3	151.0	216.8	152.7
May.....	^r 152.5	^r 142.9	140.9	156.1	162.1	128.0	200.0	103.0	152.2		
June.....	^r 162.2	146.2	147.3	150.7	191.2	139.7	200.1	117.6	158.6		
July.....	137.3	136.8	116.2	145.8	106.1	129.5	204.5	130.1	160.0	228.7	145.3
August.....	132.8	144.3	142.9	141.3	73.9	150.6	208.2	121.1	157.2		
September.....	131.8	146.0	140.4	139.9	64.1	170.7	195.0	132.5	164.8		
October.....	132.8	150.8	126.0	131.8	65.3	176.3	186.2	147.1	168.7	190.7	149.5
November.....	118.0	130.4	92.5	109.8	87.7	124.8	156.1	80.7	151.3		
December.....	124.4	130.2	78.1	108.0	125.4	111.5	144.2	64.8	146.2		
1960: January.....	120.6	127.2	79.9	115.6	125.6	114.3	111.7	59.0	128.0	168.9	140.9
February.....	120.8	133.3	94.0	117.9	115.6	117.9	96.2	74.8	128.6		
March.....	132.3	142.8	107.7	139.9	125.0	^r 125.1	110.2	82.4	^r 139.9		
April.....	135.5	141.0	104.0	^r 145.3	129.0	119.3	161.6	84.5	144.9	.....	.....
May.....	(¹)	146.3	99.2	148.0	(¹)	(¹)	190.4	107.3	(¹)	.....	.....
Percent change											
April, 1959-60.....	- 10	- 2	- 22	- 8	- 20	- 10	- 7	- 6	- 4	.....	.....
March-April, 1960....	+ 2	- 1	- 3	+ 4	+ 3	- 5	+ 47	+ 3	+ 4	.....	.....
Seasonally adjusted indexes											
1959: April.....	^r 147.9	139.1	132.2	152.3	158.1	135.6	176.3	89.4	153.5	.....	.....
May.....	^r 142.5	^r 130.1	144.7	141.4	153.2	133.2	176.4	106.7	145.2	.....	.....
June.....	151.7	139.4	137.4	138.3	171.9	143.0	183.1	111.0	154.1	.....	.....
July.....	141.9	143.4	127.6	136.0	120.3	136.7	199.3	110.0	153.6	.....	.....
August.....	119.7	129.0	116.7	129.3	71.3	134.9	179.6	91.7	141.9	.....	.....
September.....	125.3	141.3	125.7	139.6	64.5	130.2	174.3	115.5	158.9	.....	.....
October.....	116.7	133.8	108.5	125.2	59.2	137.5	160.8	115.7	147.1	.....	.....
November.....	123.7	137.4	98.0	128.0	88.7	127.2	156.7	93.2	146.0	.....	.....
December.....	144.5	155.6	93.3	136.0	132.7	145.2	153.2	102.7	154.9	.....	.....
1960: January.....	128.6	133.2	90.8	120.0	131.2	130.6	137.4	72.5	142.4	.....	.....
February.....	136.7	150.1	98.8	121.2	129.2	135.4	139.4	91.3	159.4	.....	.....
March.....	137.1	149.5	116.3	145.1	123.5	^r 133.7	124.7	90.1	^r 152.2	.....	.....
April.....	132.9	136.2	103.7	^r 140.5	126.8	122.4	163.7	83.7	147.3	.....	.....
May.....	(¹)	133.2	101.8	134.1	(¹)	(¹)	167.9	111.2	(¹)	.....	.....
Percent change											
March-April 1960....	- 3	- 9	- 11	- 3	+ 3	- 8	+ 31	- 7	- 3	.....	.....

Table compiled by the Department of Commerce (BDSA) from data reported by various government agencies and by private firms as shown in the tables following in Part F. ¹ Not yet available. ^r Revised.

Table F-2: Lumber and Wood Products: Production, Shipments, and Stocks

Period	Softwood lumber ¹ (Million board feet)			Hardwood flooring ¹ (Thousand board feet)			Douglas fir plywood ² (million square feet)	Insulating boards ³ (Tons)	Hardboard (Tons)
	Production	Shipments	Stocks*	Production	Shipments	Stocks*	Production		
1955.....	30,293	30,198	5,386	1,268,104	1,258,914	70,045	4,947	1,092,890	529,558
1956.....	30,661	29,964	6,087	1,166,446	1,117,010	114,074	5,191	1,102,012	539,981
1957.....	26,758	26,952	5,894	953,706	947,023	107,028	5,378	994,000	569,000
1958.....	27,381	27,665	5,613	927,294	922,789	99,111	6,340	1,026,790	608,623
1959.....	29,709	29,582	5,766	1,034,098	1,022,299	95,470	7,752	[†] 1,111,898	[†] 822,162
1959: May.....	2,578	2,678	5,236	88,494	89,622	75,266	675	[†] 97,512	[†] 69,601
June.....	2,674	2,711	5,198	92,372	93,574	73,959	654	104,712	74,022
July.....	2,556	2,650	5,106	93,053	89,332	75,079	552	101,855	73,329
August.....	2,571	2,573	5,101	89,749	89,446	75,307	689	100,273	77,834
September.....	2,694	2,556	5,239	92,346	90,570	76,548	642	100,745	73,738
October.....	2,671	2,518	5,420	93,985	87,322	82,277	742	99,084	78,422
November.....	2,299	2,075	5,643	80,379	72,515	87,645	666	76,729	65,004
December.....	2,387	2,266	5,766	81,167	73,217	95,470	610	76,043	60,657
1960: January.....	2,127	2,047	5,847	76,581	74,725	96,058	713	82,795	68,226
February.....	2,356	2,161	6,059	75,334	71,969	98,250	678	81,253	71,420
March.....	2,564	2,340	6,283	82,065	74,789	105,401	703	86,387	73,632
April.....	2,451	2,432	6,316	77,614	75,732	107,308	(⁴)	87,903	73,126
May.....	2,580	2,574	6,322	80,655	75,822	112,366	(⁴)	94,439	73,947
Percent change									
May 1959-60.....	(⁵)	- 4	+ 21	- 9	- 15	+ 49	.....	- 3	+ 6
12 mos. ending May 1959-60	+ 4	- 1	.....	+ 4	- 2	.....	.....	+ 3	+ 26

Table compiled by Department of Commerce (BDSA). Sources: ¹ National Lumber Manufacturers Association; ² Douglas Fir Plywood Association (monthly data are estimated from quarterly totals); ³ Department of Commerce, Bureau of the Census. ⁴ Not available. ⁵ Change of less than one-half of 1 percent. * As of end of period. [†] Revised.

Table F-3: Shipments of Millwork Products and Production of Paint, Varnish, and Lacquer

Period	Millwork products				Paint, varnish, and lacquer ²
	Ponderosa pine doors ¹	Hardwood doors ¹	Sash ¹	Exterior frames ¹	
Shipments (Thousands of units)					Production for trade sales (Thousands of gallons)
1955.....	³ 2,253	³ 6,786	³ 12,734	³ 7,260	312,510
1956.....	³ 2,035	³ 6,404	³ 10,551	³ 5,680	312,541
1957.....	2,028	5,611	9,887	5,273	313,128
1958.....	1,829	4,308	9,432	6,247	333,100
1959.....	2,474	4,613	11,049	7,118	356,700
1959: May.....	226	413	1,071	777	34,700
June.....	223	455	1,075	785	33,500
July.....	190	333	946	636	32,400
August.....	230	436	1,053	755	31,400
September.....	228	450	1,032	686	31,100
October.....	221	377	1,059	623	29,300
November.....	173	292	768	408	24,400
December.....	145	254	614	338	24,000
1960: January.....	139	265	587	356	25,700
February.....	179	315	668	397	26,200
March.....	199	371	650	471	31,100
April.....	195	336	658	498	[†] 32,300
May.....	161	321	700	486	32,900
Percent change					
May 1959-60.....	- 29	- 22	- 35	- 38	- 5
12 mos. ending May 1959-60	+ 5	- 11	- 10	- 8	+ 1

Table compiled by Department of Commerce (BDSA) Sources: ¹ National Wood Work Manufacturers Association (whose data are from member firms only and are not adjusted to represent full coverage); ² Department of Commerce, Bureau of the Census. ³ Production. Special tabulations prepared by the source agency indicate only minor differences between production and shipments. See note to table F-3 in the April 1959 issue. [†] Revised.

Table F-4: Iron and Steel Products: Shipments, Bookings, and Backlog
(Thousands of tons)

Period	Selected steel mill products ¹						Cast-iron pipe ² and fittings		Rigid steel conduit ³	Fabricated structural steel ⁴		
	Line pipe	Concrete reinforcing bars	Galvanized sheets	Nails	Piling	Rails	Pressure	Soil		Shipments	Bookings	Backlog*
	Shipments								Domestic sales billed			
1955.....	3,084	2,164	2,864	651	391	1,234	1,682	870	281	3,659	4,651	1,029
1956.....	3,376	2,518	2,958	557	433	1,300	1,747	818	359	3,780	4,736	1,313
1957.....	4,219	2,300	2,393	447	570	1,283	1,351	758	353	4,180	3,073	1,125
1958.....	2,608	2,034	2,827	418	440	580	1,278	789	327	3,664	2,773	1,135
1959.....	2,803	2,174	2,771	392	341	632	1,441	865	295	2,904	3,223	1,194
1959: May.....	446	256	317	51	54	105	142	76	29	294	242	1,151
June.....	477	380	350	61	61	104	161	85	38	365	291	1,108
July.....	184	142	181	20	23	43	133	80	33	239	259	1,117
August.....	(3)	(3)	(3)	(3)	(3)	(3)	146	80	25	220	197	1,093
September.....	(3)	(3)	(3)	(3)	(3)	(3)	143	76	17	183	284	1,093
October.....	(3)	(3)	(3)	(3)	(3)	(3)	140	70	10	195	244	984
November.....	136	163	197	34	20	12	96	60	12	181	260	1,162
December.....	268	213	302	44	44	59	92	51	31	236	366	1,194
1960: January.....	283	185	323	43	46	106	87	57	34	209	221	1,199
February.....	234	140	290	34	37	81	76	50	26	241	289	1,269
March.....	239	145	329	28	37	89	83	56	17	277	343	1,237
April.....	* 245	* 165	296	23	* 41	90	119	69	16	287	345	1,339
May.....	271	192	288	26	26	96	(3)	(3)	21	285	270	1,299
Percent change												
May 1959-60.....	- 39	- 25	- 9	- 48	- 51	- 9	6- 8	6- 18	- 30	- 3	+ 12	+ 13
12 mos. ending May 1959-60.....	- 22	- 17	- 18	- 23	- 27	- 6	7+ 7	7- 6	- 16	- 13	+ 8	.....

Table compiled by Department of Commerce (BDSA). Sources: ¹American Iron and Steel Institute; ²Department of Commerce, Bureau of the Census; ³National Electric Manufacturers Association; ⁴American Institute of Steel Construction, Inc. *Scheduled for fabrication in the next 4 months. † Revised. ‡ Not available. § April 1959-60. ¶ 12 months ending April 1959-60.

Table F-5: Heating and Plumbing Equipment: Shipments and Stocks
(In thousands of units, except as noted)

Period	Gas water heaters		Cast-iron convectors and radiators (Thousand sq. ft.)		Furnaces				Residential oil burners, sold separately
	Shipments	Stocks*	Shipments	Stocks*	Warm air (all types and fuels)		Floor and wall		
					Shipments	Stocks*	Shipments	Stocks*	
1955.....	2,634	188	30,863	4,884	1,406	208	615	73	610
1956.....	2,712	134	29,567	3,810	1,355	218	492	70	532
1957.....	2,825	79	24,892	3,482	1,131	183	469	65	425
1958.....	2,914	83	22,350	3,182	1,248	170	485	49	382
1959.....	2,808	73	19,937	3,112	1,415	152	575	52	430
1959: April.....	248	75	1,801	4,715	98	220	43	59	29
May.....	228	104	1,074	5,305	101	230	40	69	31
June.....	237	94	1,438	5,379	119	226	43	77	48
July.....	235	56	1,601	4,756	126	205	46	69	34
August.....	241	45	1,731	4,613	151	184	54	67	42
September.....	231	69	2,306	3,859	171	169	62	58	51
October.....	263	53	2,302	3,270	172	149	72	54	51
November.....	190	42	1,858	2,869	120	137	54	47	31
December.....	183	73	1,252	3,112	87	152	40	52	21
1960: January.....	202	49	1,151	3,488	78	175	28	56	26
February.....	202	64	1,363	3,654	80	202	28	58	27
March.....	231	77	1,483	4,213	83	230	34	64	23
April.....	203	77	1,212	4,648	87	252	36	70	23
Percent change									
April 1959-60.....	- 18	+ 2	- 33	- 1	- 11	+ 14	- 17	+ 19	- 18
12 mos. ending April 1959-60..	- 10	.....	- 16	.....	+ 4	.....	+ 2	.....	- 1

Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. *As of end of period. † Revised.

Table F-6, *Plumbing Fixtures*, is published quarterly in the January, April, July, and October issues.

Table F-7.—Portland Cement: Production and Shipments in the United States and Puerto Rico;
Destination of Shipments by Geographic Division; Stocks
(Thousands of barrels)

Period	Pro- duction	Total ship- ments*	Destination of shipments*								Stocks**	
			New England	Middle Atlan- tic	East North Central	West North Central	South Atlan- tic	East South Central	West South Central	Moun- tain		Pacific
1955.....	296,829	296,275	11,843	44,814	60,030	32,650	35,299	14,646	35,432	12,843	39,607	17,536
1956.....	316,465	311,571	13,234	45,273	66,433	32,920	37,156	15,268	35,916	14,178	43,098	22,412
1957.....	297,801	291,741	12,773	41,413	61,858	28,772	36,272	14,251	33,078	14,384	40,522	28,550
1958.....	311,319	309,650	10,679	42,287	63,650	34,867	37,979	14,908	37,622	16,717	43,340	30,800
1959.....	338,537	337,966	10,522	44,744	68,886	37,294	44,823	17,421	40,623	18,045	47,281	31,328
1959: May.....	33,428	33,278	1,355	5,125	6,824	3,544	4,412	1,605	3,757	1,789	4,156	36,527
June.....	33,455	36,361	1,081	4,916	8,685	4,884	4,151	1,692	3,757	1,851	4,558	33,621
July.....	34,182	37,370	1,203	4,587	9,262	5,050	4,189	1,839	3,779	1,738	4,914	30,417
August.....	34,800	37,111	1,188	5,178	8,882	4,647	4,367	1,815	3,729	1,941	4,650	28,104
September...	32,590	35,351	1,080	5,017	9,054	4,133	4,101	1,950	3,323	1,709	4,234	25,341
October.....	31,127	32,523	1,003	4,528	7,525	4,030	3,882	1,578	3,371	1,563	4,317	23,912
November...	26,100	22,219	783	3,043	3,808	1,777	3,453	1,135	2,861	1,158	3,552	27,794
December...	24,111	20,577	641	2,429	3,387	1,807	3,260	1,079	2,772	1,183	3,332	31,328
1960: January....	18,669	12,909	400	1,817	1,393	574	2,418	652	1,863	782	2,440	37,088
February....	16,080	14,698	420	1,930	1,812	772	2,514	814	2,096	969	2,774	38,666
March.....	18,422	17,812	476	2,033	2,082	893	2,526	934	3,062	1,394	3,759	39,163
April.....	27,015	27,638	933	3,900	4,860	2,576	3,929	1,668	3,586	1,617	3,823	38,542
May.....	31,832	30,468	1,001	4,438	6,227	3,074	4,095	1,632	3,565	1,732	3,903	40,085
Percent change												
May 1959-60.....	-5	-8	-26	-13	-9	-13	-7	+1	-5	-3	-6	+10
12 months ending- May 1959-60.....	(1)	-1	-5	-1	+6	-7	+1	+3	-8	-2	(1)	.....

Table compiled by Department of Commerce (BDSA) from data reported by Department of Interior Bureau of Mines. *Data on shipments to Alaska, Hawaii, and foreign countries and data on finished cement used in the manufacture of prepared masonry cement are included in total shipments but are excluded from regional data. †Revised.

Table F-8.—Shipments of Asphalt Products and Gypsum Products

Period	Asphalt products (thousands of squares) ¹				Gypsum products ² (million square feet)	
	Prepared roofing	Siding	Insulated brick siding	Saturated felts ³	Board	Lath
1955.....	62,582	1,288	2,195	34,629	4,946	2,940
1956.....	57,590	1,208	2,055	29,774	4,824	2,675
1957.....	53,326	1,036	1,764	30,761	4,505	2,224
1958.....	58,228	1,040	1,616	31,840	5,263	2,155
1959.....	59,528	935	1,516	34,225	6,343	2,346
1959: May	4,729	61	159	2,792	1,681	638
June.....	5,539	68	156	3,113		
July.....	6,135	86	176	3,400	1,767	683
August.....	5,885	86	168	2,915		
September.....	6,492	107	165	3,180	1,501	529
October.....	7,216	122	145	3,669		
November.....	3,752	76	93	2,220	1,338	456
December.....	2,866	51	59	2,053		
1960: January.....	2,632	52	46	1,865	1,338	456
February.....	3,322	63	56	2,394		
March.....	3,746	56	72	2,496	.....	.....
April.....	4,017	48	89	2,282		
May.....	5,268	62	106	2,703		
Percent change						
May 1959-60.....	+ 11	- 2	- 33	- 3	4 - 4	4 - 8
12 mos. ending-May 1959-60.....	- 4	- 15	- 19	- 1	5 +14	5 +7

Table compiled by Department of Commerce (BDSA). Sources: ¹ Department of Commerce, Bureau of the Census; ² Department of Interior, Bureau of Mines (quarterly). ³ Includes data for tar saturated as well as asphalt saturated felts. ⁴ 1st quarter 1959-60.
⁵ 12 mos. ending March 1959-60. †Revised.

Table F-9.—Clay Construction Products: Production and Shipments

Period	Brick, common and face (million brick)		Structural clay tile (thousand tons)		Vitrified clay sewer pipe (thousand tons)		Hollow facing tile (million brick equivalent)		Floor and wall tile, glazed and unglazed (thousand square feet)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1955.....	7,902	7,741	935	929	2,112	2,056	534	522	233,001	232,802
1956.....	8,085	7,382	862	750	2,154	2,039	576	535	245,996	227,369
1957.....	6,658	6,306	687	641	1,836	1,629	465	441	216,552	211,635
1958.....	6,489	6,459	574	543	1,773	1,772	484	453	221,768	215,710
1959.....	7,336	7,258	551	521	2,025	1,973	445	412	258,631	252,545
1959: April.....	626	691	50	51	175	186	37	36	21,135	21,663
May.....	632	711	49	48	178	182	38	37	21,184	21,647
June.....	774	740	47	50	185	195	39	38	21,323	22,112
July.....	691	718	50	51	186	196	41	40	20,742	22,268
August.....	675	687	50	48	176	199	39	36	21,253	21,999
September.....	692	690	48	46	186	194	38	35	23,388	22,282
October.....	695	654	49	44	191	186	39	38	24,720	23,956
November.....	620	543	48	35	161	146	35	31	23,080	20,612
December.....	572	464	38	34	166	131	35	30	23,037	20,411
1960: January.....	479	351	39	34	145	107	28	26	21,528	18,685
February.....	476	370	36	34	149	106	29	27	21,665	18,417
March.....	^r 525	^r 391	36	^r 36	160	^r 116	33	27	23,246	20,273
April.....	602	639	44	50	159	175	31	32	21,511	19,351
Percent change										
April 1959-60.....	- 4	- 8	- 12	- 2	- 9	- 6	- 17	- 12	+ 2	- 11
12 mos. ending April 1959-60..	+ 7	+ 1	- 9	- 8	+ 8	+ 3	- 11	- 10	+ 16	+ 11

Table compiled by Department of Commerce (BDSA).

^r Revised.

Part G.—Contract Construction Employment

Table G-1.—Number of Employees by Type of Contractor

Period	All contractors*	Building contractors							Nonbuilding contractors		
		All building contractors	General contractors	Special trades					All non-building contractors	Highway and street	Other heavy construction
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
Number of employees (in thousands)											
1955.....	2,759	2,243	922.6	1,320.8	317.0	162.3	168.4	673.1	516	232.4	284.0
1956.....	2,929	2,336	970.0	1,366.0	328.7	170.9	186.2	680.2	593	257.9	335.3
1957.....	2,808	2,222	869.3	1,352.7	321.7	164.2	188.9	677.9	586	250.1	335.6
1958.....	2,648	2,079	750.6	1,328.6	303.6	169.6	173.2	682.2	569	256.0	313.2
1959.....	2,788	2,183	757.9	1,424.7	310.5	201.4	174.2	738.6	584	271.2	312.7
1959: May	2,856	2,184	776.5	1,407.6	305.3	199.4	169.6	733.3	650	310.5	339.8
June	3,010	2,301	824.0	1,477.2	314.0	217.7	176.5	769.0	685	335.0	350.0
July	3,060	2,348	836.7	1,511.3	323.5	239.9	179.1	768.8	687	343.0	344.1
August.....	3,132	2,419	849.5	1,569.8	330.8	246.9	184.2	807.9	688	347.2	340.4
September..	3,068	2,383	827.7	1,555.2	329.1	239.9	185.1	801.1	660	329.5	330.8
October.....	2,985	2,327	801.6	1,524.9	322.6	228.4	181.1	792.8	634	309.5	324.0
November...	2,877	2,269	764.8	1,504.6	314.5	222.0	180.1	788.0	587	270.8	316.6
December...	2,719	2,181	725.5	1,455.2	308.6	204.9	176.3	765.4	518	220.5	297.0
1960: January	2,472	2,016	660.5	1,355.1	296.6	183.5	171.0	704.0	437	170.0	267.3
February ...	2,408	1,960	638.7	1,321.7	287.5	178.2	169.3	686.7	429	167.5	261.4
March	2,331	1,896	6,098	1,286.6	281.2	179.9	165.3	660.2	416	161.5	254.8
April.....	[†] 2,611	[†] 2,088	[†] 705.4	[†] 1,382.7	[†] 292.1	[†] 196.3	[†] 170.0	[†] 724.3	[†] 502	[†] 222.0	[†] 279.7
May.....	[†] 2,861	2,238	774.3	1,463.6	305.8	221.2	176.3	760.3	600	285.6	314.4
June	^{††} 3,002										
Percent change *											
April-May 1960....	+9.6	+7.2	+9.8	+5.9	+4.7	+12.7	+3.7	+5.0	+19.5	+28.6	+12.4
12 mos. ending in May 1959-60.	(¹)	+4.5	+1.0	+6.5	+7	+20.5	+1.7	+6.6	-1.6	-1.3	-1.9

Source: Department of Labor, Bureau of Labor Statistics. *Beginning with January 1959 data includes estimated data for Alaska and Hawaii. No estimates are available by type of contractor. **Preliminary estimate, not available by type of contractor. Percent change: May-June 1960, +4.9; June 1959-60, - .3. ¹Calculations will not be made until December 1960 when comparable 50-state, 12-month moving totals will be available. [†]Revised.

Table G-2—Number of Employees, Seasonally Adjusted
(In thousands)

Year	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
1948.....	2,120	2,015	2,065	2,105	2,136	2,184	2,199	2,212	2,220	2,229	2,249	2,251	2,169
1949.....	2,222	2,171	2,146	2,128	2,124	2,130	2,157	2,176	2,197	2,192	2,190	2,141	2,165
1950.....	2,119	2,101	2,105	2,173	2,236	2,337	2,405	2,451	2,473	2,502	2,517	2,471	2,333
1951.....	2,526	2,521	2,569	2,593	2,596	2,613	2,633	2,641	2,630	2,653	2,606	2,620	2,603
1952.....	2,599	2,624	2,588	2,586	2,597	2,645	2,658	2,672	2,682	2,648	2,650	2,632	2,634
1953.....	2,647	2,669	2,653	2,638	2,613	2,598	2,588	2,596	2,612	2,632	2,623	2,626	2,622
1954.....	2,533	2,583	2,600	2,614	2,603	2,599	2,591	2,594	2,586	2,584	2,618	2,615	2,593
1955.....	2,624	2,618	2,703	2,759	2,813	2,823	2,829	2,813	2,810	2,777	2,760	2,750	2,759
1956.....	2,768	2,802	2,834	2,891	2,964	3,079	2,984	3,007	2,980	2,951	2,926	2,917	2,929
1957.....	2,798	2,831	2,859	2,855	2,891	2,899	2,847	2,805	2,782	2,763	2,710	2,679	2,808
1958.....	2,652	2,455	2,573	2,624	2,698	2,698	2,693	2,711	2,698	2,698	2,690	2,550	2,648
1959.....	2,650	2,626	2,719	2,829	2,787	2,799	2,800	2,814	2,776	2,762	2,792	2,800	2,767
1960.....	2,775	2,781	2,601	[†] 2,752	[†] 2,791	2,790							
Percent change, 1959 to 1960													
	+4.7	+5.9	-4.3	[†] -2.7	[†] +1	-.3							

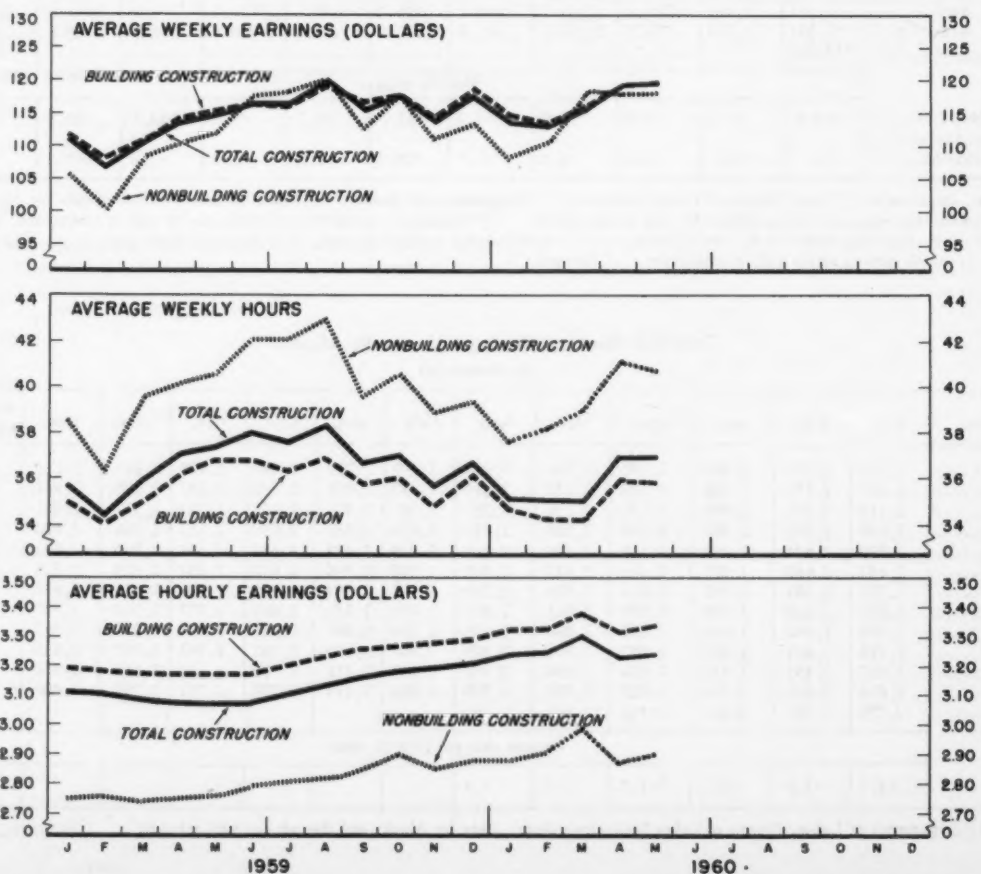
Source: Department of Labor, Bureau of Labor Statistics. Note: Data for Alaska and Hawaii are not included. [†]Revised.

Table G-3.—Indexes of Aggregate Weekly Construction Worker Man-Hours
(1947-49=100)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
1948.....	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4	103.4
1949.....	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9	102.0
1950.....	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7	109.1
1951.....	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6	124.1
1952.....	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9	127.5
1953.....	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2	123.1
1954.....	95.5	102.8	106.4	113.5	120.3	128.0	131.4	134.0	128.6	128.6	123.3	114.4	118.9
1955.....	101.4	98.6	108.4	115.8	129.8	137.0	144.0	144.3	146.6	138.3	125.6	121.1	125.9
1956.....	108.1	108.5	109.2	123.6	136.4	152.6	151.5	157.1	155.4	151.1	137.6	128.9	135.0
1957.....	105.6	112.2	114.8	122.3	131.9	141.2	143.2	145.5	141.3	137.0	120.2	112.9	127.3
1958.....	102.4	85.9	98.9	109.1	122.7	128.1	132.1	137.9	136.1	135.3	123.8	105.7	118.2
1959.....	99.7	92.0	103.7	119.0	129.2	138.9	140.1	146.1	136.5	133.7	123.3	118.9	123.4
1960.....	101.6	98.5	94.9	114.3	126.6	136.0							
Percent change, 1959 to 1960													
	+ 1.9	+ 7.1	- 8.5	+ 40	+ 20	- 2.1							

Source: Department of Labor, Bureau of Labor Statistics. Note: Data for Alaska and Hawaii are not included. † Revised.

Chart 7. Hours and Earnings in Contract Construction



SOURCE: DEPARTMENT OF LABOR.

CONSTRUCTION REVIEW C.D. 60-10-0

Table G-4.—Hours and Gross Earnings of Construction Workers, by Type of Contractor

Period	All contractors	Building contractors							Nonbuilding contractors		
		All building contractors	General contractors	Special trades				All non-building contractors	Highway and street	Other heavy construction	
				All special trades	Plumbing and heating	Painting and decorating	Electrical work				Other trades
Average weekly earnings											
1955.....	\$95.94	\$96.29	\$90.22	\$100.83	\$106.40	\$94.38	\$116.52	\$96.21	\$95.11	\$91.27	\$98.50
1956.....	101.83	101.92	95.04	107.16	112.31	99.81	125.22	102.39	101.59	97.63	104.94
1957.....	106.64	106.86	98.89	112.17	118.87	103.75	132.10	106.30	105.07	98.66	110.15
1958.....	110.47	110.67	102.53	115.28	123.23	107.95	135.97	109.31	109.47	104.14	114.26
1959.....	114.82	115.28	106.39	120.27	128.56	113.40	142.08	113.80	113.24	108.09	118.40
1959: May.....	114.82	115.39	106.36	120.82	129.12	113.60	141.64	115.31	112.06	106.55	118.00
June.....	116.66	116.66	108.19	121.81	128.78	114.52	143.91	116.28	117.46	113.88	120.77
July.....	116.56	116.16	107.15	120.88	129.96	114.95	145.08	114.37	118.30	115.44	121.29
August.....	119.88	119.19	110.70	123.98	131.45	117.00	144.71	118.70	121.26	119.71	123.07
September.....	115.66	116.71	107.87	121.70	126.29	116.47	138.75	117.51	112.58	109.62	116.35
October.....	117.66	117.72	109.85	122.38	130.79	115.17	144.38	116.49	117.74	113.03	123.01
November.....	113.88	114.14	103.93	120.04	129.08	113.86	142.51	113.23	110.87	104.80	116.74
December.....	117.81	119.13	108.78	124.53	133.32	115.87	148.19	118.27	113.47	103.88	120.87
1960: January.....	113.72	114.87	104.88	119.72	129.83	111.89	146.30	111.54	108.00	96.75	115.50
February.....	113.75	114.22	104.31	119.71	128.43	110.22	144.77	112.53	111.16	101.01	117.56
March.....	115.50	115.60	104.83	120.74	130.27	113.91	146.69	112.83	116.91	105.69	124.26
April.....	119.19	119.19	109.50	124.57	131.98	115.58	147.07	118.99	117.96	112.36	123.51
May.....	119.56	119.57	109.96	124.93	132.68	116.93	148.23	119.70	118.03	111.90	124.18
Average weekly hours											
1955.....	36.9	36.2	35.8	36.4	38.0	34.7	39.1	35.5	40.3	41.3	39.4
1956.....	37.3	36.4	36.0	36.7	38.2	34.9	39.5	35.8	40.8	41.9	39.9
1957.....	36.9	36.1	35.7	36.3	38.1	34.7	39.2	35.2	39.8	40.6	39.2
1958.....	36.7	35.7	35.6	35.8	37.8	34.6	38.3	34.7	40.1	41.0	39.4
1959.....	36.8	35.8	35.7	35.9	37.7	35.0	38.4	34.8	40.3	41.1	39.6
1959: May.....	37.4	36.4	36.3	36.5	38.2	35.5	38.7	35.7	40.6	41.3	40.0
June.....	38.0	36.8	36.8	36.8	38.1	35.9	39.0	36.0	42.1	43.3	40.8
July.....	37.6	36.3	36.2	36.3	38.0	35.7	39.0	35.3	42.1	43.4	40.7
August.....	38.3	36.9	36.9	36.9	38.1	36.0	38.9	36.3	43.0	44.5	41.3
September.....	36.6	35.8	35.6	35.9	36.5	35.4	37.0	35.5	39.5	40.6	38.4
October.....	37.0	36.0	35.9	36.1	37.8	34.9	38.5	35.3	40.6	41.1	40.2
November.....	35.7	34.8	34.3	35.1	37.2	34.4	37.8	33.9	38.9	39.4	38.4
December.....	36.7	36.1	35.9	36.2	38.2	34.9	39.1	35.2	39.4	39.2	39.5
1960: January.....	35.1	34.6	34.5	34.6	37.2	33.4	38.4	33.0	37.5	37.5	37.5
February.....	35.0	34.3	34.2	34.4	36.8	32.9	37.8	33.0	38.2	38.7	37.8
March.....	35.0	34.2	33.6	34.4	36.8	33.8	38.1	32.8	39.1	39.0	39.2
April.....	36.9	35.9	35.9	35.9	37.6	34.4	38.3	35.1	41.1	42.4	40.1
May.....	36.9	35.8	35.7	35.9	37.8	34.8	38.5	35.0	40.7	41.6	39.8
Average hourly earnings											
1955.....	\$2.60	\$2.66	\$2.52	\$2.77	\$2.80	\$2.72	\$2.98	\$2.71	\$2.36	\$2.21	\$2.50
1956.....	2.73	2.80	2.64	2.92	2.94	2.86	3.17	2.86	2.49	2.33	2.63
1957.....	2.89	2.96	2.77	3.09	3.12	2.99	3.37	3.02	2.64	2.43	2.81
1958.....	3.01	3.10	2.88	3.22	3.26	3.12	3.55	3.15	2.73	2.54	2.90
1959.....	3.12	3.22	2.98	3.35	3.41	3.24	3.70	3.27	2.81	2.63	2.99
1959: May.....	3.07	3.17	2.93	3.31	3.38	3.20	3.66	3.23	2.76	2.58	2.95
June.....	3.07	3.17	2.94	3.31	3.38	3.19	3.69	3.23	2.79	2.63	2.96
July.....	3.10	3.20	2.96	3.33	3.42	3.22	3.72	3.24	2.81	2.66	2.98
August.....	3.13	3.23	3.00	3.36	3.45	3.25	3.72	3.27	2.82	2.69	2.98
September.....	3.16	3.26	3.03	3.39	3.46	3.29	3.75	3.31	2.85	2.70	3.03
October.....	3.18	3.27	3.06	3.39	3.46	3.30	3.75	3.30	2.90	2.75	3.06
November.....	3.19	3.28	3.08	3.42	3.47	3.31	3.77	3.34	2.85	2.66	3.04
December.....	3.21	3.30	3.03	3.44	3.49	3.32	3.79	3.36	2.88	2.65	3.06
1960: January.....	3.24	3.32	3.04	3.46	3.49	3.35	3.81	3.38	2.88	2.58	3.08
February.....	3.25	3.33	3.05	3.48	3.49	3.35	3.83	3.41	2.91	2.61	3.11
March.....	3.30	3.38	3.12	3.51	3.54	3.37	3.85	3.44	2.99	2.71	3.17
April.....	3.23	3.32	3.05	3.47	3.51	3.36	3.84	3.39	2.87	2.65	3.08
May.....	3.24	3.34	3.08	3.48	3.51	3.36	3.85	3.42	2.90	2.69	3.12
Percent change, May 1959-60											
Avg. weekly earnings..	+4.1	+3.6	+3.4	+3.4	+2.8	+2.9	+4.7	+3.8	+5.3	+5.0	+5.2
Avg. weekly hours.....	-1.3	-1.6	-1.7	-1.6	-1.0	-2.0	-5	-2.0	+2	+7	-5
Avg. hourly earnings....	+5.5	+5.4	+5.1	+5.1	+3.8	+5.0	+5.2	+5.9	+5.1	+4.3	+5.8

Source: Department of Labor, Bureau of Labor Statistics. Note: Data for Alaska and Hawaii are not included.

* Revised.

Date		Description		Amount	
1891	Jan 1	Balance		100.00	
	Jan 15	Received from John Doe		50.00	
	Feb 1	Received from Jane Smith		25.00	
	Feb 15	Received from Mr. Brown		75.00	
	Mar 1	Received from Mrs. White		30.00	
	Mar 15	Received from Mr. Green		40.00	
	Apr 1	Received from Mr. Black		60.00	
	Apr 15	Received from Mr. Grey		20.00	
	May 1	Received from Mr. Blue		80.00	
	May 15	Received from Mr. Yellow		15.00	
	Jun 1	Received from Mr. Purple		90.00	
	Jun 15	Received from Mr. Pink		10.00	
	Jul 1	Received from Mr. Brown		55.00	
	Jul 15	Received from Mr. Green		35.00	
	Aug 1	Received from Mr. Black		45.00	
	Aug 15	Received from Mr. Grey		25.00	
	Sep 1	Received from Mr. Blue		70.00	
	Sep 15	Received from Mr. Yellow		18.00	
	Oct 1	Received from Mr. Purple		85.00	
	Oct 15	Received from Mr. Pink		12.00	
	Nov 1	Received from Mr. Brown		65.00	
	Nov 15	Received from Mr. Green		38.00	
	Dec 1	Received from Mr. Black		50.00	
	Dec 15	Received from Mr. Grey		22.00	
	Total			1000.00	

IMPORTANT

*renew your subscription
at least ONE MONTH
before it expires
to receive*

**CONSTRUCTION
REVIEW**

without interruption

cancel your subscription
at any time
before it expires
to receive

IMPORTANT

CONCERN
REVIEW

without interruption

INDEX TO TABLES

TABLE

PAGE

PART A--CONSTRUCTION PUT IN PLACE

New Construction Put in Place in the United States:

A-1. Value for the Current Month and Relative Changes	13
A-2. Seasonally Adjusted Annual Rates in Current and Constant Dollars	14
A-3. Public: Value, by Source and Type of Funds and Ownership	16

PART B--HOUSING

Housing Starts in the United States:

B-1. By Ownership and Type of Structure	18
B-2. By Location	19
B-3. Average Construction Cost	20

Housing in Government Programs:

B-4. In Government Insurance Programs	21
B-5. Nonfarm Mortgage Recordings of \$20,000 or Less	21
B-6. Publicly Owned Housing Starts (Quarterly)	22

Housing Vacancy Rates: (Quarterly: last published May, 1960)

B-7. By Status, Condition, Region, and Metropolitan Location	22
--	----

PART C--BUILDING PERMITS

Building Permit Activity:

C-1. Current Summary, by Type of Building Construction	24
C-2. Total Valuation, by Type of Building Construction and Region	25
C-3. Number of Nonresidential Buildings, by Type of Building	26
C-4. Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region	27
C-5. Total Valuation by Metropolitan-Nonmetropolitan Location and by State	28
C-6. Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State	29
C-7. Valuation in Selected Metropolitan Areas	30
C-8. Number of New Dwelling Units in Selected Metropolitan Areas	30
C-9. Valuation in Selected Metropolitan Areas by Type of Building Construction	31

PART D--CONTRACT AWARDS

Public Construction:

D-1. By Ownership and Type of Construction	32
D-2. Highway Construction	34
U. S. Summaries from Reports of:	
D-3. The F. W. Dodge Corporation	35
D-4. The Engineering News-Record	35

PART E--COSTS AND PRICES

E-1. Construction Cost Indexes	36
E-2. Indexes of Wholesale Prices of Selected Materials Used in Construction	37
E-3. Union Hourly Wage Scales for Selected Building Trades: (Quarterly: last published June 1960)	

PART F--CONSTRUCTION MATERIALS

Production, Shipments, Stocks:

F-1. Indexes of Output	42
F-2. Lumber and Wood Products	43
F-3. Millwork Products, Paint, Varnish, and Lacquer	43
F-4. Iron and Steel Products	44
F-5. Heating and Plumbing Equipment	44
F-6. Plumbing Fixtures (Quarterly: last published July 1960)	
F-7. Portland Cement	45
F-8. Asphalt Products, Gypsum Products	45
F-9. Clay Construction Production	46

PART G--CONTRACT CONSTRUCTION EMPLOYMENT

G-1. Employment by Type of Contractor	47
G-2. Number of Employees (Seasonally Adjusted)	47
G-3. Indexes of Aggregate Weekly Man-Hours	48
G-4. Hours and Earnings of Construction Workers	49

U. S. DEPARTMENT OF COMMERCE

FIELD OFFICES

Albuquerque, N. Mex., 321 Post Office Building	Los Angeles 15, Calif., Room 450, 1031 S. Broadway.
Atlanta 3, Ga., 604 Volunteer Bldg., 66 Luckie St., NW.	Memphis 3, Tenn., 212 Falls Building
Boston 9, Mass., U. S. Post Office and Courthouse Bldg.	Miami 32, Fla., 408 Ainsley Bldg., 14 NE. First Ave.
Buffalo 3, N. Y., 504 Federal Bldg., 117 Ellicott St.	Minneapolis 1, Minn., 319 Metropolitan Bldg.
Charleston 4, S. C., Area 2, Sergeant Jasper Bldg., West End Broad St.	New Orleans 12, La., 333 St. Charles Ave.
Cheyenne, Wyo., 207 Majestic Bldg., 16th St. and Capitol Ave.	New York 1, N. Y., Empire State Building
Chicago 6, Ill., Room 1302, 226 W. Jackson Blvd.	Philadelphia 7, Pa., Jefferson Bldg., 1015 Chestnut St.
Cincinnati 2, Ohio, 915 Fifth Third Bank Bldg., 36 East Fourth Street.	Phoenix, Ariz., 137 N. Second Ave.
Cleveland 1, Ohio, Federal Reserve Bank Bldg., E. 6th St. and Superior Ave.	Pittsburgh 22, Pa., 107 Sixth Street.
Dallas 1, Tex., Room 3-104 Merchandise Mart.	Portland 4, Oreg., 217 Old U. S. Courthouse & P.O. Bldg.
Denver 2, Colo., 142 New Customhouse.	Reno, Nev., 1479 Wells Ave.
Detroit 26, Mich., 438 Federal Building	Richmond 19, Va., 309 Parcel Post Building
Greensboro, N. C., 407 U. S. Post Office Building	St. Louis 1, Mo., 910 New Federal Building
Houston 2, Tex., 610 Scanlan Building, 405 Main St.	Salt Lake City 1, Utah, 222 SW. Temple Street
Jacksonville 1, Fla., 425 Federal Building	San Francisco 11, Calif., Room 419 Customhouse
Kansas City 6, Mo., Room 2011, 911 Walnut St.	Savannah, Ga., 235 U. S. Courthouse and Post Office Building
	Seattle 4, Wash., 809 Federal Office Building, 909 First Ave.

